

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

# THE 2008 ANNUAL MEETING OF THE MEMBERSHIP

DATE: THURSDAY, DECEMBER 11th, 2008

TIME: 7:00 P.M.

PLACE: RECREATION HALL OF THE CLARCONA RESORT CONDOMINIUM  
APOPKA, FLORIDA

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## AGENDA

- I. Call to Order: Certifying Quorum
- II. Roll Call, of Board Members
- III. Proof of Notice of Meeting
- IV. Reading of Minutes and Approval of Minutes, 2005 meeting
- V. Election of Board Members ,Casting of Ballots
- VI. Reports of Officers
  - A. President's Report
  - B. Secretary's Report
  - C. Treasurer's Report
- VII. Manager's Report
- VIII. Committee Reports
  - A, AERC
  - B. Utility
  - C. Why Not News
  - D. Violations
  - E. CCC
  - F. Non-Committee reports, Sunshine Club, Homeowners forum, Neighborhood Watch.
- IX. New Business
  1. Tabulation of the votes of the Membership for approval for two ) year staggered terms for election of Directors.
- X. Adjournment

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

By: \_\_\_\_\_  
Sheri Jessup, Secretary to the Board

Clarcona Resort Condominium Association, Inc.

Posted 12/03/08  
(1:45)

## **NOTICE**

**IS HEREBY GIVEN OF**

**The December, 2008 Meeting of  
The Board of Directors**

**TO BE HELD: While a quorum is being established for an attempt to hold the 2008 Annual Membership Meeting and Votes counted to decide whether there will be one or two year terms for directors. If a quorum is established the Annual Membership Meeting is to be held after the Board of Directors have concluded with their agenda.**

**Date: Thursday, December 11 th, 2008  
Time 7:00 P.M.(Annual Meeting to be held immediately following the Board Meeting If a quorum is established)**

### **AGENDA:**

- I. CALL TO ORDER: President**
- II. Roll Call**
- III. Seating of new directors**
- IV. Approve the Minutes of the two November Meetings**
- V. Approve the CCC fines**

**VI. Election of New Officers**

**VII. Referendum to transfer fund from operating to building reserves to zero out the building fund from a negative balance.**

**VIII. Discuss Manager and staff.**

**Old business**

**I. Discuss Budget**

**II. Adjournment**

**This notice I hereby given in accordance with Florida Statute 718**

*Paul A. Wilson  
Council 2/1/2008  
Town Hall*

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**POSTED**

**Clarcona Resort Condominium Association, Inc.**

**COMPLETED**  
12/4/08

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*Earl A. Johnson*  
*Coval 21 August 21*  
*John Drell*

Note: A Quorum was not established for the 2008 Annual Meeting of the Membership.

**POSTED**

**Clarcona Resort Condominium Association, Inc.  
REGULAR BOARD OF DIRECTORS MEETING**

**FILE** *Mary Lou Weaver*  
2

**Minutes, December 11, 2008**

- I. **CALL TO ORDER: President**  
A regular meeting of the Board of Directors of Clarcona Resort Condominium Association was called to order by President Bill Church at 7:05 p.m. on December 11, 2008, in the Clarcona Resort Condominium Association Recreation Hall, Apopka, Florida.
- II. **Roll Call**  
Secretary Sheri Jessup called the roll. Present were: Lee Adkison, Bob Albaugh, Bill Church, Tony Donatto, Erich Hohm, Bob Leonard, Florence McNeill and Carl Vandergrift. Bob Leonard attended via telephone.  
  
Manager Dave Shannon gave copies of the Affidavit of Mailing of First Notice and Second Notice of Annual Meeting to Secretary Sheri Jessup.
- III. **Seating of new Directors**  
Florence McNeill and Carl Vandergrift retained their seats on the Board of Directors. Sophie Bufalini and Tim Jessup filled the remaining vacant seats on the Board of Directors. Mr. Adkison vacated his seat at the Director's table and Tim Jessup and Sophie Bufalini took their seats at the Director's table.
- IV. **Approve the minutes of the two November meetings**  
Motion made by Florence McNeill and seconded by Erich Hohm to approve the minutes of the November 5, 2008 special meeting and the November 13, 2008 regular meeting. On a voice vote the motion passed unanimously.
- V. **Approve the CCC fines**  
Mike Parker, CCC Chairman, reviewed the minutes of the December 4, 2008, CCC meeting. Motion made by Erich Hohm and seconded by Florence McNeill to accept the minutes and fines assessed by the CCC. There was Board discussion. Bill Church, Tony Donatto, Erich Hohm, Bob Leonard, Florence McNeill, Carl Vandergrift, Sophie Bufalini and Tim Jessup voted yes. Bob Albaugh voted no. The motion passed.
- VI. **Election of New Officers**  
Florence McNeill nominated Erich Hohm for President of the Board of Directors.  
Bob Albaugh nominated Bill Church for President of the Board of Directors.  
Tony Donatto nominated Carl Vandergrift for President of the Board of Directors.  
On a roll call vote Erich Hohm, Bob Leonard, Florence McNeill, Carl Vandergrift, Sophie Bufalini and Tim Jessup voted yes, and Bob Albaugh, Bill Church and Tony Donatto voted no for Mr. Hohm as President of the Board.  
Mr. Hohm presided over the remainder of the meeting.  
Carl Vandergrift nominated Florence McNeill for Vice President of the Board of Directors.  
Bob Albaugh nominated Tim Jessup for Vice President of the Board of Directors.  
On a roll call vote Erich Hohm, Bob Leonard, Florence McNeill, Carl Vandergrift and Sophie Bufalini voted yes and Bob Albaugh, Bill Church, Tony Donatto and Tim Jessup voted no for Ms. McNeill as Vice President of the Board.  
Florence McNeill nominated Tony Donatto for Treasurer of the Board of Directors. There being no other nominees, on a voice vote Mr. Donatto was unanimously declared Treasurer.  
Tony Donatto nominated Mary Lou Weaver for Secretary of the Board of Directors. There being no other nominees, on a voice vote Ms. Weaver was unanimously declared Secretary.  
Bill Church nominated Sheri Jessup for Assistant Treasurer. There being no other nominees, on a voice vote Mrs. Jessup was unanimously declared Assistant Treasurer.

**VII. Referendum to transfer funds from operating to building reserves to zero out the building fund from a negative balance**

Motion made by Carl Vandergrift, seconded by Florence McNeill to transfer funds from operating to building reserves to zero out the building fund from a negative balance. Manager Dave Shannon was asked by Bob Albaugh to explain why we had a negative balance in the Building Reserves. Mr. Shannon explained that the building reserves negative balance was caused by payment for work performed at the new office and at bathhouse five. He further stated that transferring funds from pooled reserves to the building fund requires a vote of the people. The auditor allocated proportionately to all reserves the money from the pooled reserves. Vince Bufalini, Lot 672, Peter Anzelon, Lot 2400, Jack Jordan, Lot 316, Mrs. Austin, Lot 2826, Dan Sievers, Lot 769 and Bob Barrett, Lot 1307 were recognized and also spoke. Motion made by Carl Vandergrift, seconded by Florence McNeill was amended to read to transfer funds from operating to building reserves to zero out the building fund from a negative balance dependent on having the funds in a fluid manner. On a roll call vote Bob Albaugh, Bob Leonard, Florence McNeill, Carl Vandergrift, Sophie Bufalini, Tim Jessup and Erich Hohm voted yes. Bill Church and Tony Donatto voted no. The motion passed.

**VIII. Discuss Manager and staff**

Motion made by Carl Vandergrift, seconded by Florence McNeill to remove Dave Shannon as Manager, effective immediately. Bob Albaugh asked the two new board members to recues them selves. Mary Lou Fox, Lot 1017 Stated this had come up while she was on the board. That only votes pertaining to their individual pay as an employee's had to be reframed from. Randy Dietz, Lot 2915, Bob Barrett, Lot 1307, Peter Anzelon, Lot 2400, Margie Phillips, Lot 209, Donna Bradshaw, Lot 423, Phil Nelson, Lot 2523, Dianne Burch, Lot 709, Sally Price, Lot 664, Vince Bufalini, Lot 672, Clyde Modert, Lot 102, Bob Barrett, Lot 1307, Anne Cilio, Lot 2700, 2701, 2702, Rina Schoen, Lot 1205, Manny Galdes, Lot 2606, Mike Parker, Lot 319 and Steve Rogers, Lot 2410, Bob Barrett, were recognized and spoke. Bob Barrett who was handling the microphone in the audience exclaimed get on with it then and everyone fell quiet. On a roll call vote Florence McNeill, Carl Vandergrift, Sophie Bufalini, Tim Jessup and Erich Hohm voted yes. Bob Albaugh, Bill Church, Tony Donatto and Bob Leonard voted no. The motion passed. Motion made by Bill Church, seconded by Bob Albaugh to postpone the remainder of the meeting. On a roll call vote Bob Albaugh, Bill Church, Tony Donatto and Bob Leonard voted yes. Florence McNeill, Carl Vandergrift, Sophie Bufalini, Tim Jessup and Erich Hohm voted no. The motion failed. Motion made by Florence McNeill, seconded by Tim Jessup to hire Deidre Rick as Interim Administrative Assistant, at \$40,000 annually, until a permanent Manager is found. Mary Lou Fox, Lot 1017 was recognized and spoke. On a roll call vote Florence McNeill, Carl Vandergrift, Sophie Bufalini, Tim Jessup and Erich Hohm voted yes. Bob Albaugh, Bill Church, Tony Donatto and Bob Leonard voted no. The motion passed.

**Old Business**

**I. Discuss Budget**

Motion made by Florence McNeill, seconded by Bill Church to postpone the budget discussion until January 2009. The intention is to hold a budget workshop in the evening, before the next regular business meeting, with the Treasurer, bookkeeper and accountant in attendance. Vince Bufalini, Lot 672 was recognized and spoke. On a voice vote the motion passed unanimously.

**II. Adjournment**

Motion made by Bill Church and seconded by Carl Vandergrift to adjourn the meeting at 8:48 p.m. On a voice vote the motion passed unanimously.

*Dr. Jan. 8 '09*  
*Bill Church made a motion to accept as written, seconded by Carl Vandergrift*  
*unanimously accepted*  
Mary Lou Weaver, Secretary  
Typed by Sheri Jessup, for Mary Lou Weaver Secretary  
Clarcona Resorts Condominium Association

Certified as approved:

Erich A. Hohm