

January 6, 2009

Subject: Minutes of Town Hall Meeting

President John Lovelette called the TH meeting to order at 3:30 PM.

The President then turned the meeting over to Larry Oser who proceeded to explain the Budget Shortfall, Highvest not paying quarterly assessments. Larry has met with Mr. Crozier two times and at the first meeting stated he would pay the 4th qtr. Assessment by the end of 2008. That did not happen so he went to Mr. Crozier's office for another meeting at which time Mr. Crozier indicated he was going to write a personal check for the 4th qtr. but would only be able to pay the 2009 quarterly assessments as lots in the park were sold. Mr. Crozier ask that the other 239 property owners "foot the bill" for the balance of this year. In addition to no property sales, the rentals are down about 40% from last year and in fact the rentals began decreasing this past summer...as the economy was going down and fuel prices were going up. That is the gist of what happen with Larry's two meeting with Mr. Crozier.

At this time Larry Oser had a prepared hand out distributed to all members present.

Larry explained that Highvest's portion of the 2009 Budget without grass mowing was approximately \$119,000. Larry showed four Options for changes to the 2009 budget and what would have to be done in order to keep our park in the condition that we expect. Of all the proposals presented, the one most acceptable to the members present was proposal number 1. (Attached is the hand out). After explaining his reasoning for the numbers on the hand out Larry open the floor to questions:

Chuck Goforth: Freedom Way.....keep 2009 Capital Funds in the General Fund.

Grace Flynn: Beachfront Lane...will Highvest lots continue to be mowed...he is behind now and the association members have already mowed his lots without any payment. Will this continue? Larry...NO

Bob Clifford: Windward Drive...have our attorney write a letter and place liens on his property. Larry explained Fl. Law: 1) Must be 90 days past due: then a)send Highvest registered letter stating that we will file liens b) must wait 45 days to file the liens c) must wait another 45 days to foreclose the liens. Most all properties have mortgages on them and the big dog (banks/mortgage holders) always come first...in other words we may not get our money anyhow. We will send the 1st letter but cannot until Jan 15, 2009 (90 days past due)

Dave Armstrong: Beachfront Lane...4th quarter not paid...why are we still cutting the grass? The Association MUST start some consequence to Highvest not paying.

Mike Flynn: Beachfront Lane...1/2 dozen or so not paying now? If, so what is being done about them. Larry some already have liens and others are in the process as stated above. One paid his past due and the check bounced this has happen before and I got the other money by taking the check to the bank.

Ron Holms... Windward Drive...If Option #1 is used, as most seem to want, what happens to the extra \$20.92? Larry, if Highvest pays the 2009 quarterly assessments then those who pay will receive a credit...if they do not pay "kiss the money good-bye". At this time Larry covered the proposed By-Law Amendments for all.(Copy attached) Statutes state that: "14 days notice be give AND if member CANNOT be present then a proxy vote can be used, this need not be notarized".

Al Harr: Beachfront Lane...John, what is your position on this matter? I am here representing all 240 property owners.

Sarah Keller: Freedom Way...If option 1...which employees are to stay? Larry said Dan and Santos.

Bruce Ridley: Freedom Way...How will the 24 or so that prepaid get paid back? Larry, that was only a prepayment of 2009 assessments not a loan. Bruce volunteered himself and wife to clean the "F" circle restrooms. Larry, that will not save us the money we need to have, but thank you.

Debbie Higgins: Sand Pine Circle...Loose money on a lot of entertainment...cancel the future stuff and remove Storage Improvement from budget completely. Larry explained that the Activities Committee is already at work on the entertainment to remove.

Steve Ducote: Windward Drive...Activities Committee is working on reducing the commitments made for entertainers right now. I am a member of said committee. Why does the AD get paid? No other BOD members get paid. Larry Oser she is paid for her AD duties not her BOD duties. Request that this is a non-paid position.

Joyce Covington: Hidden Harbor Lane...She was the AD prior to Joanne and did not want to be paid. A problem developed between her and Developer so she quit. Doesn't believe the AD should be a paid position.

Mario Colavecchio: Shoreline Drive...There is no money in the budget for the Activities. So, if the Activities don't have enough money to pay an already contracted entertainer, who will pay? The POA would ultimately have to pay. What is the status of the Geo/Dev lawsuit? No change the only meeting scheduled, 12-15-08, was cancelled. No further news. Hoping that the insurance company will cover the costs associated with the omission error.

Larry Oser..."Any other questions?" What should the BOD do to solve this problem... VOTE on the proposals.

Glenn Wearsch: Freedom Way...Let's vote!

Dave Armstrong: Beachfront...Are we at the maximum increase of 20% in our 2009 budget? Larry "Yes". Can we then raise the quarterlies another \$20.92? If, so then we will go over the maximum of 20%....we can go over if approved by membership.

Sarah Keller: Freedom Way...what is left for us to cut? Nothing...

Bob Anderson: Inner Lane...If any lots are not mowed that will further reduce the value of all properties...should we mow and power wash the lots?

Larry Oser called for a vote on each of the 4 Options offered. Show of hands vote.

Larry....Vote for Option 4...1 lot owner

Larry....Vote for Option 2 or 3...none

Larry....Vote for Option 1...all except 1. Approximately 105 property owners.

Town Hall meeting ended at 4:50 PM

OPTION # 1	#2	#3	#4
SALARIES 40,000	36,000	40,000	
EMP BEN 4,000	3,600	4,000	
WATER 8,000	8,000	8,000	
ELEC 8,000	8,000	8,000	
TAXES 3,000	3,000	3,000	3,000
W/C INS 3,000	3,000	3,000	
PHONE 1,000	1,000	1,000	1,000
ACCT 2,000	2,000	2,000	2,000
FUEL 2,000	2,000	2,000	2,000
INSUR 3,000	3,000	3,000	3,000
POOL CR 15,000	15,000	6,000	
STOR IMP 10,000	10,000	4,000	
99,000	94,600	84,000	11,000
119,000	119,000	119,000	119,000
99,000	94,600	84,000	11,000
20,000	24,400	35,000	108,000
DIFF/LOT			
QTR \$20.92	\$25.52	\$36.61	\$112.97
MOWING YES	YES	YES	YES
MAINT YES	YES	YES	YES
BATH HO NO	NO	NO	YES
ACT DIR NO	P/T	NO	YES