

**Phoebe Park Homeowners Association
Annual Meeting Minutes
March 10, 2021 at 5:30 PM
Phoebe Park Pool Cabana**

President Ellen Chambliss opened the meeting and welcomed the attendees.

Ms. Vandall announced A quorum was established by proxies returned and those present in person for a total of 37 members (13 by proxy and 24 in person). The annual meeting was noticed by mail more than 14 days in advance and posted in the community more than 48 hours in advance.

In attendance were Board Members Ellen Chambliss, Todd Ziegler, Greg Wyckoff, Sue Melita and Rocco DeSanto. Also present from Vanguard Management Group, VP of Management Services, Manager Bonita Vandall and Capital Land Representative Luke Walsh.

Bonita Vandall chaired the meeting and called the meeting to order at 5:40 PM.

Mr. Walsh reported on the status of the irrigation system and answered questions from the membership.

Reports: Mr. Ziegler provided the year end financial report and Ms. Chambliss addressed 2020 completed projects of building painting, roadway asphalt renovation, sidewalk replacements/pressure washing and tree trimming.

A motion was made by Todd Ziegler, seconded by Greg Wyckoff to waive the reading of the March 11, 2020 annual meeting minutes and adopt into the records as presented without objection from the membership.

Ms. Vandall reported the Nominating Committee, had nominated Rocco DeSanto, Ross Lowry, Susan Melita, Bill Simone and Todd Ziegler. Ms. Vandall called for nominations from the floor three times, hearing none, nominations were closed. It was announced the five homeowners were automatically elected to the board.

The following members were elected to the Board of Directors:

Rocco DeSanto
Ross Lowry
Susan Melita
Bill Simone
Todd Ziegler

With no further business to attend to, the meeting was adjourned at 6:35 PM