

AAPOA Annual Meeting Minutes
Feb 6, 2021

Date/Time: 2-6-21 4:00 PM

Location: Hammers' hangar – 18506
Mach One Dr.

Draft Minutes

Attendance

Board Members: Jeff Goins, Bob DiGiovanni, Lou Cicalese, Jon Schellenger

Note: Board member Debbie Brenner passed away in December.

Members: 35 present, plus 10 proxies received

Meeting called to order by Jeff Goins at 4:07 PM.

Opening remarks by Jeff Goins:

Thanks to all who supported the community and board for the past two years.

Thanks to:

Bob DiGiovanni – Grounds Committee

Jon Schellenger – Air Ops

Lou Cicalese – Handling community concerns

Debbie Brenner – Board member

June Beers – Treasurer

Val Brenner – Secretary

The runway project was completed. Thanks to board and Air Ops committee members for getting it done. Milling of two sections was necessary, which added \$22,000 to the cost, plus grounds restoration along the north edge, which added \$5,000.

The fly-in in February 2020 was a huge success. The 2021 fly-in has been cancelled due to COVID-19.

Jeff asked the community to support the new board, and that meetings continue to be well attended.

Secretary's Report - Val Brenner

Minutes of the 2020 annual meeting are on the website. Motion by Lou Cicalese to waive reading, and accept the minutes, seconded by Jon Schellenger.

Motion passed 4-0.

Treasurer's Report – June Beers

2020 budget was \$84,761; \$69,918 spent. Under budget by \$14,843.

Runway project special assessment: \$204,000 funded; \$203,340 spent. Balance remaining \$659.15, to be refunded to members.

2021 budget \$94,220.

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Refer to Treasurer's Report on website for details.

Committee Reports

ARC – Albert Heidinger

Approvals:

1. Hangar – Hammer
2. Pool – Bruhn
3. Hot tub – Flack
4. Fence – Helseth
5. Roof, exterior paint – DiGiovanni
6. Exterior paint – Stevenson
7. Sidewalk – Heidinger
8. Exterior paint – Wack
9. House plans – Montana

Preliminary approvals:

1. Garage – Lewis
2. Hangar – Jenkins

Denial:

1. Garden structure - Wack

Air Ops – Jon Schellenger

1. Notice to airmen can be broadcast on Say Weather; recently used for rough runway edges.
2. Runway and taxiway lighting: Lenses recently replaced, stanchions repainted.
3. PAPI enclosures: Will be replaced in near future. Community will be notified when work is in progress.

Beautification – June Beers

1. Scheduled maintenance cost for 2020 was \$844. Weeding, pruning, waste removal, herbicide and fertilizer.
2. Fence replacement – entry & south garden, refresh entry sign - \$839.
3. Additional Christmas decorations - \$188.
4. Total budget was \$2,000; actually spent was \$1872.
5. Beautification maintenance budget for 2021 has been shifted to Grounds Committee for contracted mowing.

Grounds – Bob DiGiovanni

1. Soil pH was reduced by chemical application. Testing confirms that pH remains reduced.
2. Seeding was done on turf runway and taxiways. Thanks to Jeff Hammer for providing the equipment.
3. Mowing: Request for quotes were sent to eight companies. One was accepted, and begins mowing in April.

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- a. If there are any issues with the mowing service, contact the Grounds Committee chair. Bob asked that the mowing contractors not be contacted directly by residents, but communications be routed through the committee.
4. Irrigation
 - a. There are two wells. Testing showed that one is lower pH than the other, so that one is being used to water the runway and taxiways.
 - b. Irrigation controller was replaced.
5. A culvert on the north taxiway was leaking. It has been repaired, and the sod replaced.
6. Residents are responsible for keeping the culverts below their crossover to the taxiways clear.
7. Trees along taxiways were trimmed by a contracted service, under supervision of committee members. Residents are responsible for keeping trees from encroaching on taxiways.
8. The tractor was serviced and repaired, along with other equipment, by committee members
9. The committee is doing their best. Bob understands that disagreements happen, and asked that everyone try to get along.

Hospitality – Deb Ward

1. Many cards, welcome baskets and bouquets were sent to residents.
2. Four new residents moved in:
 - a. Tom Ballou and Donna
 - b. Mike & Charlene Bantum
 - c. Sergio & Gabrielle Fernandez
 - d. Shannon Osteen
3. Debbie Brenner passed away in December. We love and miss Debbie.

New Business

Jeff Goins

Bylaw change:

Four months ago, an email was sent to the community regarding a proposed change to the bylaws. Bylaws govern the operation of the AAPOA, but do not affect the covenants. When AAPOA was formed and the bylaws written, Florida Statute 720 did not exist. Since that time, 720 has been enacted, which governs the operation of HOAs.

The proposed bylaws merges AAPOA bylaws with Florida Statute 720.

The only significant item is that the board will have latitude in setting the annual meeting date, rather than requiring it on a fixed day each year.

The proposed change requires a simply majority of a quorum to pass.

If passed, the bylaws will take effect upon being recorded with the county.

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Election Results

Bylaw amendment: Passed. Yes – 36 No – 2

Board of directors: Pam Torell, Deb Ward, Albert Heidinger were elected to the board.

Adjournment

Motion by Lou Cicalese to adjourn the meeting. Seconded by Jon Schellenger.

Motion passed 4-0.

Meeting adjourned at 4:59 PM.

Addendum

The new board of directors met immediately afterward.

Present: Pam Torell (appearing via voice call), Bob DiGiovanni, Lou Cicalese, Albert Heidinger, Deb Ward.

The board selected Pam Torell as President, and Bob DiGiovanni as Vice President.

No further business was conducted, and the board adjourned.