

Gleneagles Homeowners Association, Inc.
Annual Meeting of the Members
March 15, 2022

**Minutes for the Annual Members Meeting held March 15, 2022 at the Pelican
Sound River Club Complex, Sound Room.**

The meeting was called to order at 9:06 A.M.

Quorum: A quorum of the Members was established with 40 Members present in person or by proxy.

Also Present: Heather Keel, CAM of Cambridge Property Management and Steve Hart of Collier Financial

Notice of Meeting: The Meeting was noticed per Florida Statute.

Approval of Prior Members Meeting Minutes:

A motion was made by Therese Helberg to waive the reading of the 2021 Annual Members Meeting Minutes and approve them as provided. The Motion was Seconded by Betsy Marshall and passed unanimously.
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Reports of Officer's:

Steve Hart provided a review of the 2021 Financial status of the Community. It was noted that there was a surplus of \$20,000 at the conclusion of fiscal year 2021. That surplus was primarily a result of the Home Team credit received in 2021 which reduced the total operating costs for the year. Steve Hart also noted that the community is operating under a deficit budget in 2022 due to the surplus in the prior year. Steve concluded his report noting that the community is in a strong financial position.

Reports of Committee's:

Strategic Planning Committee: Betsy Marshall reported that she is on the Pelican Sound Master Strategic Planning Committee and that the Committee is currently in the process of updating that plan and it should be made available in the fall of 2022.

Terese Helberg reported on the Larry Williams Memorial Tree Project. It was noted that \$1,600.00 was raised as part of the project and that a large Magnolia Tree is to be planted off the golf course. Any remaining funds that were raised and not utilized will be donated to charity. A dedication will be scheduled.

Rich Thomas reported on the Associations goal of maintaining costs while also maintaining the community. Rich also reported on the installation of new ports by Home Team at no cost to the Association. It was also noted that 48 of the 69 roofs in Gleneagles have had their roofs replaced since Hurricane Irma. This was the driving reason that roof cleaning was eliminated from the Association Reserves and the responsibility placed back on the individual homeowners.

Social Committee: Terese Helberg read the report provided by the Social Committee that reviewed the social events held over the past year.

House and Garden Committee: Rich Thomas read the report provided by the House and Garden Committee that reviewed the past year.

Rich Thomas thanked everyone, especially his wife while he served on the Board of Directors. Rich also extended a thank you to all the volunteers within Gleneagles who help the Community to run smoothly.

New Business:

2022 Vote Items:

- **Vote to rollover excess 2022 funds, if any, to the next year's budget:**
Passed with 39 in favor, 0 opposed and 1 abstentions.
- **Vote to waive the CPA Compilation for fiscal year end December 31, 2022:**
Passed with 39 in favor, 0 opposed and 1 abstentions.

Announcement of the 2022 Board of Directors: The 2022 Board of Directors will be Therese Helberg (term expires in 2023), Betsy Marshall (term expires in 2025) and Patricia DeWolfe (term expires in 2024).

Rich Thomas was extended a huge 'thank you' from the Board Members and Community Members present at the meeting.

Adjournment: There being no further business to discuss, the meeting was adjourned at 9:39 AM.

Respectfully submitted,

Heather Keel, CAM
Property Manager

Gleneagles Homeowners Association, Inc.
Board of Directors Organizational Meeting
March 15, 2022

**Minutes for the Organizational Meeting held March 15, 2022 at the Pelican Sound
River Club Complex, Sound Room.**

The meeting was called to order at 9:40 A.M.

Quorum: A quorum of the Members was established with Therese Helberg, Betsy Marshall and Patricia DeWolfe present.

Also Present: Heather Keel, CAM, of Cambridge Property Management and Steve Hart of Collier Financial

Notice of Meeting: The Meeting was noticed per Florida Statute.

Election of Directors:

A motion was made by Betsy Marshall to elect the following slate of Officers: President: Betsy Marshall, Secretary/Vice President: Therese Helberg and Treasurer/Vice President: Patricia DeWolfe. The Motion was seconded by Patricia DeWolfe and passed unanimously.
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Adjournment: There being no further business to discuss, the meeting was adjourned at 9:53 A.M.