



**HARTSFIELD VILLAGE III
HOMEOWNERS ASSOCIATION, INC.**

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HOME OF ALAN & DEANN PELTZ
2412 SOLSTICE COURT
TALLAHASSEE, FLORIDA 32303

Jarrold D. Acoff
President

W. Alan Peltz
Vice President

Deann L. Peltz
Secretary/Interim Treasurer

Sterling K. Arms
Member-at-Large

Brandon R. A. Wright
Web Administrator

2016 PRE-ANNUAL MEETING

***** MINUTES *****

Monday, March 14, 2016

I. CALL TO ORDER

The meeting was called to order by Vice President Alan Peltz @ 7:10 p.m.

II. ROLL CALL

Those present at this meeting were the following members of the Board of Directors (“Board”):

Vice President: Alan Peltz
Secretary/Treasurer: Deann Peltz
Member-at-Large: Sterling Arms
Web Administrator: Brandon Wright

III. APPROVAL OF MINUTES

January 18, 2016: Mrs. Peltz presented these minutes to the Board via e-mail, and they were reviewed, finalized and approved on March 10, 2016.

February 15, 2016: Mrs. Peltz presented these minutes to the Board which reviewed and edited the same; they will be finalized and approved prior to the 2016 Annual Membership Meeting.

IV. MEETING AGENDA – MARCH 21, 2016

Mrs. Peltz presented a draft meeting agenda to the Board which reviewed and edited same; it will be finalized prior to the 2016 Annual Membership Meeting.

V. ORIENTATION OF NEW WEB ADMINISTRATOR

Each of the other Board Members took turns providing Mr. Wright with some of the back history of the HOA, the current and past Boards, as well as the chain of events that are anticipated at the 2016 Annual Membership Meeting.

VI. 2016 ANNUAL MEMBERSHIP MEETING

A. Usual Order of Business: Mr. Peltz advised the Board that the annual meeting will following the usual order of business – i.e., approval of minutes, Treasurer’s report, old business, etc. – with the exception of a records review request.

B. Records Review Request: Mr. Peltz reminded the Board that even though a second records review request was received from Former Treasurer Adam Selvidge dated February 20, 2016 (which has not yet been discussed at a Board meeting), he first requested a review of the HOA records on December 21, 2015; therefore, this topic is considered “old” business. Accordingly, in the interest of everyone’s time, the Board will address the same as its first

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item of old business so that the HOA's new attorney, Kristin A. Gardner of Dunlap & Shipman, P.A., can oversee the review while the meeting proceeds.

C. Organization of Election Process:

1. Volunteers: Mr. Peltz explained to the Board that several volunteers will be needed to a) work at the "sign-in" table where the names of meeting attendees will be verified against a prepared list of "eligible" HOA Members whose account balances are paid current, with the exception of the recently-assessed 2016 Annual Dues which are not overdue until *after* March 31, 2016; and b) tally the ballots. Several names were mentioned as persons who might assist with volunteering, and Mr. Arms will contact them accordingly.
2. Ballot: Mr. Peltz further explained that those HOA Members who are deemed "eligible" will be given a ballot which will reflect the following two names of persons who have already made the Board aware of their interest in serving as a Director: Sharmarie Gray and Brendan Mulholland; several additional lines will also be included for write-ins.

VII. 2016 BUDGET

Mr. and Mrs. Peltz explained the proposed 2016 Budget to Mr. Arms and Mr. Wright; following a brief discussion of the budget, the same was **APPROVED**.

VIII. VACANT BOARD SEATS

Mr. Peltz reminded the Board that due to the ending of President Acoff's three-year term and the "interim" Treasurer status of Mrs. Peltz, there will be two vacant Board seats to be filled at the 2016 Annual Membership Meeting. Besides those persons listed in §VI.2. above, the Board discussed the names of other potential nominees to be considered for the vacant Board seats.

IX. ADJOURNMENT: Meeting was adjourned at 8:33 p.m.

MINUTES PREPARED BY:
Deann L. Peltz, Secretary