

Halifax Plantation Phases II & III Homeowner's Association, Inc.
3500 Merritt Drive
Ormond Beach, FL 32174

MINUTES OF ANNUAL MEMBERSHIP MEETING

Held in the Banquet Hall of the Halifax Plantation Golf Club
3400 Clubhouse Drive, Ormond Beach, FL 32174

- 1) The Meeting was called to Order on November 11, 2024 at 1900 by ZP
- 2) Meeting Properly Noticed.
 - a) email out thru website yes
 - b) posted on website yes
 - c) signs posted at 4 entrances yes
 - d) USPS mailing and/or voting website notification yes
- 3) Quorum of Board Members.

a) Zobe Pedevillano	ZP	President	PRESENT
b) Peter Hartman	PH	Vice-President	PRESENT
c) Kurt Dahlgren	KD	Secretary	PRESENT
d) Meaghan Boden	MB	Treasurer	PRESENT
e) Allen Jusko	AJ	Director	PRESENT
f) Anthony Uanino	AU	Director	PRESENT
g) Walter Uanino	WU	Director	PRESENT
h) Scott Vanacore	SV	Director	PRESENT
i) Todd Vanacore	TV	Director	PRESENT
- 4) Introduction of Officers
- 5) Quorum of voting members has been met with proxies received and present designated voters.
 - a) 1,016 number of proxy's received of which 62 were signed into the meeting
 - b) 1,701 units sold to end buyers
 - c) 372 units still owned by developer / builder
- 6) Reporting
 - a) Common property report
 - i) Please familiarize yourself with the CC&R's & the Covenants & the Bylaws.
 - ii) Street Light conversion update
 - iii) Milton
 - (1) There is no preventing the Flooding that we endured this past Hurricane.
 - (2) We are investigating our Stormwater management system with Volusia and Private Companies
 - iv) Electronic Voting is very much appreciated
 - v) Volunteers on committees are very much appreciated.
 - vi) Property lines of your residence. Know your boundaries.

- b) Financial Report – Monthly reports are on the HOA Website
 - i) Presented by TU & MB & Peter Hill.
 - ii) The Dues have been the same for ??? YEARS.
 - (1) An Increase has been offset with the number of homes within our community.
 - (2) A potential increase in dues of \$10 per month may happen at the 11-2025 Annual Meeting if needed.
 - iii) Discussion from residents with regards to budget was clarified and accepted by residents
 - iv) Appreciation was expressed for the Budget Committee and its efforts.
 - v) Encore and the Pulte Developed area will each have their own SubHOA.
 - vi) 1,701 Home to date within our community.
- c) Discussion on Board of Directors Proposed Budget for 2025
 - i) Discussion on interest gained from CDs for this year.

7) New Business

- a) Vote reporting on IRS Rule 70-604
 - i) Majority vote needed to Pass – 1,075 votes total
 - (1) Yes - 1049
 - (2) No - 26
 - (3) Abstain - 0
- b) Vote reporting on Staggered Terms for HOA Board Members.
 - i) To be in effect for 2025 Elections
 - ii) 75% of 1,074 votes equal 806 votes needed to pass
 - (1) Yes - 1000
 - (2) No - 74
 - (3) Abstain - 0
- c) Board of Director Members for 2024/2025
 - i) No election as only 7 people applied.

(1) Zobe Pedevillano	ZP	President	PRESENT
(2) Peter Hartman	PH	Vice-President	PRESENT
(3) Kurt Dahlgren	KD	Secretary	PRESENT
(4) Peter Hill	PJH	Treasurer	PRESENT
(5) Allan Jusko	AJ	Director 2	PRESENT
(6) Anthony Uanino	AU	Director 3	PRESENT
(7) Walter Uanino	WU	Director 5	PRESENT

8) Neighborhood watch update

- a) Jacob Tito Chairs the NW.
- b) He spoke on the importance of being a Block Captain.
- c) Seeking Block Captains. If interested reach out to us or Tito.

9) Open meeting for the owners.

- a) It was noted that the lack of support from the community at the HOA Annual Meeting and Meet & Greet is upsetting. This is our community and your interest is important.
- b) Stormwater management with regard to the flooding that we endured with this past hurricane.

- i) The HOA & Volusia County have and are working together to assess the Stormwater system in our community.
- ii) Don't put leaves and grass clippings into your gutter which leads to the storm drains and damage the storm water management system.
- iii) Majority of the streets in our community are part of the Volusia County roadway system.
 - (1) Dunmore & Tramore as well as Windchase are SubHOA sections with private roads that the HOA will assess.
- c) The maintenance crew was noticed and appreciated for their efforts before and after the storm. As well as for their year-round efforts in our community.
- d) New Area for development at South Acoma Entrance.
 - i) The area is being developed for 40 Units
 - ii) Unknown Builder currently.
 - iii) FEMA is who wants new developments to be clearcut and the land to be raised according to their guidelines and then add hardwood trees per lot.
- 10) A motion has been made to adjourn the Meeting and seconded at 2026.
 - (i) Motion by – ZP
 - (ii) 2nd by – AU
 - (iii) yes – PH, KD, MB, WU, TV, SV
 - (iv) Opposed - 0

BOD Organizational meeting following this meeting in the HOA conference room, 3500 Merritt Drive

- 1. 2024/2025 Officers elected.
- 2. Voting on 2025 HOA budget
- 3. Schedule for Board Meetings 2025

Respectfully Submitted By:

Kurt Dahlgren

Kurt Dahlgren, Secretary Halifax Board of Directors