Del Webb HOA, Inc.
500 Del Webb Blvd, Davenport, FL 33837

Del Webb HOA 2012 Annual Meeting - Minutes

The 2012 Annual meeting of the Del Webb Orlando HOA was held at the Montecito Clubhouse Ballroom on Tuesday, January 31, 2012

1. The meeting was called to order at 6:03 p.m. by Adam Smith - President
   In attendance were Board Members Adam Smith (President) Josh Young and Parker Hirons. From Access Residential Management were Regional Manager Carlos Gregory (LCAM) Community Association Manager Derek Morgan (LCAM), and from Del Webb, Lifestyle Director Eric Baker. Also present were 89 residents representing 100 members either in person or by proxy.

   Adam Smith welcomed members to the meeting and explained the agenda. Adam also thanked the Resident Ambassadors for their wonderful support of the sales program, the Chartered Club officers and members for embracing and enhancing the lifestyle of the community and the Staff for their continued support of the entire community.

   Adam gave an update on the Model Park Grand Opening. He explained the timing of this meeting; to maximize resident involvement, including those residents who are not yet full time in the community.

2. Derek Morgan certified that the required quorum for the meeting was present.

3. Derek Morgan presented an affidavit confirming the proof of notice of the meeting per FL Statutes.

   Adam Smith explained the format for Q&A which would be used at the end of the meeting.

4. Manager’s reports

4.1 Derek Morgan provided the membership with his Community Managers report:
   • Clubhouse Operations
     o 146 closed homes as at 12/31/11
     o Preventative maintenance is ongoing
     o Staffing stable but under constant review and always looking for improvements
   • Financial Operations
     o Derek provided a synopsis of 2011 financials and referred the audience to the website for a complete report
     o Reported on reserves and showed the current funding plan
     o Reported on delinquencies which are very limited and being pursued using established collection procedures
   • Landscape Maintenance
     o Working with Mainscape to improve consistency & performance
     o Frost damage – we will wait and see what survives, some material will likely need to be replaced.
• Communications
  o Our multi-channel strategy is working
  o Making more use of the website and encouraged Members to utilize it
  o Resident directory; Directory will be sent out in 2 formats, 1 in list format, the other by household and street.

4.2 Eric Baker presented the Lifestyle Director’s report

• Recap of Lifestyle Survey
  o Eric summarized the previous survey
  o Explained that the survey has helped shape programs
  o Has put us on the right track
  o Greater utilization of amenities (Fire-pit area, Sports Courts, Coffee Lounge, Arts & Crafts rooms)
  o Charter club update – now have 14 clubs up and running with more on the way
  o Resident participation increasing – Military Ball, great example
  o 2012 Objectives:
    o Provide wide variety of events
    o 2012 survey
    o Event committees
    o Greater use of website

5. Officer reports. President reported the following:

• The Developer plans to enhance the Dog Park area using Developer funds
• The new fishing camp is now complete and operational
• The Association will be conducting a 2011 financial audit/review and expects to be complete close to the end of Q1
• There are plans to install trees on the ends of the dry retention pond near to DeSoto Lane and on Del Sol Avenue at the retention pond (between Pizarro and Del Sol)
• Pulte paid the Master Association to re-paint the main entrance on US-27. The Del Webb entrance monument was also re-painted.
• The fountain water pressure was also increased to make the fountains more attractive.
• Developer has paid for steel stiffeners to be inserted into the vinyl fence posts to try to reinforce them
• Adam again thanked the Staff members for a job well done.

6. New Business – None

7. Q & A

• Carol Melchior – 501 Arena Drive
  o Q: requested an update on the status of the installation of a traffic light on US-27 at Ridgewood lakes Blvd
    ▪ Has it been approved by Polk County? – A: Yes
    ▪ Has RWL got the money to do it? – A: it is believed No.
• Pamela Gatto – 136 Del Sol
  o Q: A number of street lights are out, what is being done about it
    ▪ A: They have been reported to Progress Energy and they are working on it.
- **Myra van der Ryden – 418 Del Sol**
  - Q: Who are Access and what do they do?
    - A: Access is the management company that Carlos, Derek, John, Mervin, Celia and Anna all work for. Collectively, along with Eric, who works for Del Webb, they manage the community
  - Q: Where are the new trees being planted
    - A: on Del Sol Ave and DeSoto Lane

- **Dick Grosek – 104 Pizzaro**
  - Q: How long should we expect before the new trees are planted
    - A: 3-4 weeks
  - Q: Noticed some maintenance issues – corrosion on handrails in indoor pool
    - A: We are aware and have reported to General Contractor. Expecting a resolution soon.
  - Q: Noticed that website pics are old, suggested updating them
    - A: working on several website updates
  - Q: Is there any update on legal status with the Master Association
    - A: Operationally, things have improved, from a Corporate point of view, the Board is unable to comment at this time.

- **Ron Bilkis – 502 Cadiz**
  - Q: Is there any plan to place signage on the approach to Del Webb Orlando from Spanish Moss Road as visitors don’t know they have arrived.
    - A: Developer to consider

- **Frank Jacobs – 529 Arena**
  - Q: Will the traffic light at US-27 ever be installed?
    - A: Traffic Light has been approved but Board understands that this is a JL responsibility.

- **Jim Rodgers – 516 Vista Sol.**
  - Q: The grass behind their home on the pond bank is in a common area but has not taken properly. What are the plans?
    - A: It has been hydro-seeded but that has not worked. Other alternatives are still being considered.

- **Stew Mahoney – 224 Del Sol**
  - Q: requested a more complete response to the US-27 traffic light question
    - A: Developer reiterated that it’s a JL Land responsibility
    - It’s Board’s understanding that money is an issue
    - There’s a certain amount of time, within which they are obligated to install it. History of other projects suggests that they will likely wait as long as possible.

- **Patti Rodgers – 516 Vista Sol**
  - Q: Traffic Light. Is there anything that the residents can do as a group?
    - A: An approach to the County Commissioners may be worthwhile
  - Q: Seem to be lots of street corners that are very dark with no lights. Can more lights be installed
    - A: Progress Energy produces a photo-metric plan that determines placement and quantity of lights. Unless they determine the need for more, there are no more planned.
• John McAllister – 516 Arena Drive
  o Q: what is the timescale for the development of the alternate exit to the South of the clubhouse. This alternate route might give some relief to the US-27 traffic light issue as it would allow exit to Publix which already has a traffic light.
    ▪ A: Design is planned to take place Q3 but from a development point of view Forest Lakes Drive, which is where the 2nd exit would lead to, is not expected to be complete until 8/2014
• Carol Melchior – 501 Arena
  o Q: Traffic Light is understood to be a JL Land responsibility. How do we find out definitively?
    ▪ A: It would be documented in the County DRI document. Should be available from the County. If we can find a copy, we will post it on our website
• Tom Guequierre – 268 Del Sol
  o Commented on the amount of support for the Traffic Light
  o Q: Is the Board considering amendments to the Community Rules and Regulations and have they considered creating a committee to review?
    ▪ A: Taken under advisement
• Jeff Simon – 512 Playa Drive
  o Q: Residents are currently sending payments to Phoenix, AZ. Can this be changed to a local address and is there a discount available if they are paid in advance?
    ▪ A: FL Statutes prevent us from implementing such a discount.
    ▪ Direct Debit program may be more convenient for residents who wish to avoid sending checks to AZ

Motion to Adjourn - Doug Agan at 7:29p.m., Seconded Lloyd Akiens, Carried unanimously.

Respectfully submitted,

Access Residential Management
Del Webb Orlando, HOA Inc.,
Derek Morgan, LCAM