

VALLEY VISTA OWNER ASSOCIATION
MINUTES FOR 7/6/96 MEETING

JULY 10, 1996

RICHARD & SANDY ELBRACHT
60 FRANKLIN AVENUE
PONTE VEDRA, FL 32082

Dear RICHARD & SANDY,

The annual Valley Vista Owners Association meeting was called to order by Rick Elbracht at 3:00 pm 7/6/96. Rick welcomed everybody, and all present introduced themselves to the group. Rick then stated the major concerns of the meeting were going to be condition of the roads, the water system, and how to pay to repair and maintain them.

Treasurer's report was given and stated that we \$800.52 in the checking account and another \$650.00 in late dues which have been paid. With Monies owed to Headman and Harry Ward and a few minor bills, we were -\$528 in the red, and in need of cash.

Pete reported the checking account did not balance because it was short \$5.03 and asked if he could lower the account by \$5.03. It was approved.

Rick then proposed a special assessment of **\$100** for all lots without cabins and **\$200** for lots with cabins to be paid by 9/1/96. A motion was made, seconded, and passed unanimously.

Rick then proposed to raise the dues to **\$75** for lots without cabins and **\$300** for lots with cabins. A motion was made, seconded, and passed unanimously.

Garry S. brought up the impact fee for new construction was only \$100 and should be raised to **\$500**. A motion was made and seconded and passed unanimously.

It was then asked if that included additions to existing cabins. A motion was made that the board could lower the fee for additions as low as **\$100**. pending on size of the project. A motion was made, seconded, and passed unanimously.

Rick then said major road repairs, and water system upgrades would be done in the fall. Discussion was held about owners keeping their culverts, ditches, drain pipes clear. This would help maintain the roads and mountain.

Caroline proposed that we accept the present slate of officers, and board members for another term. A motion was made, seconded, and passed unanimously.

President, Richard Elbracht; Vice President, Leo Miller; Tres./Sec., Peter Leclaire, Board member are: Ed Bourke, Randy Youngs, Gary Schroeder, David Phillips, and Frank Ward.

Darlene Saccuzzo volunteered to host the meeting next year at her cabin on Sat. 7/5/97 about 4 pm.

Snow removal was then discussed as to our notice that the "association is not responsible for removing snow". Rick said he would look into it and report back.

Gary then asked to have the association right of way moved back about 60 feet because he build his cabin on it. (location A7 intersecting property lines of lots 44,45,&54) he would pay legal cost. The members agreed to let the officers look at this and approve if they saw fit.

A discussion on speed limits and a better place to post the "gate may be locked at any time sign" and "private road" sign was held. Leo said he would look into the signs and take care of the matter.

Your special assessment for your cabin on lot # 55 is \$200 and lots numbered 56 @ \$100 each is for a total special assesment of **\$300**. Please pay as soon as possible; it is due by 9/1/96. Your paying on time will keep us from the cost of a second mailing.

Thankyou

Peter M. Leclaire
21821 Lake Seneca Rd.
Eustis, FL. 32736 <----- **NEW ZIP CODE**