

THE GABLES AT BONAVENTURE HOMEOWNER'S ASSOCIATION, INC.

Annual Meeting
January 28, 2019
(January 29, 2018)
Town Center
16690 Saddle Club Road
Weston, FL 33326

MINUTES

The meeting was called to order at 7:15 P.M. by Nestor Cardenas.

Quorum:

Nestor Cardenas, PR, Present
Roseanne Rugg TR, Present
Daniel Diaz, D, Present

James Scott Gombar, S., Present
Leo Fernandez, VP, Present

Also Present: Julissa Caceres, Administrator, and 13 homeowners. There was a quorum of 87 consisting of 74 proxies and 13 homeowners in attendance at the meeting.

Nathaniel Hamilton was absent. Nestor Cardenas reviewed the Agenda for the Meeting, which was conducted in accordance with Roberts' Parliamentary Rules governing all Association meetings. Copies of the Agenda were available to all attendees.

Nestor Cardenas also read the Minutes from the 2017 Annual Meeting. Nestor motioned to accept the Minutes as read; Roseanne Rugg seconded, and was approved by all.

Nestor Cardenas welcomed everyone and thanked them for coming and for the support throughout the past year. He spoke about the difficult situation in middle of the year - Irma Hurricane- The homeowners were lucky because the association fight with the city of Weston in order to pay the cleaning debris and finally they did the bulk pick up.

Nestor also pointed out that the accounts in collection have greatly improved every year. He also announced that there is only one Bank Foreclosure. The Board is working to do their best in favor of the Community, and that the maintenance fee for the period of 2018 will be \$255.00

Nestor welcomed new homeowners: at 75 and 108 Gables, 178 Granada Ave. and Alfred Garcia 69 Gables. He also talked about new project for The Gables HOA, as the entrances and fixing the sidewalks. The board is evaluating several quotes to make the best decision for these projects. He also made mention of the great collaboration of all members of the Board during the year and informed to all that Roseanne Rugg has done a great job as treasurer but that she is moving up North, reason why Patricia Ratkevich will be a candidate for her position.

Nestor read the Balance Sheet from the Financial Report prepared by the Association's CPA. He said the CPA informed that no modifications were needed. Additionally, Nestor provided information about capital improvements. He asked the audience if they had any questions.

Roseanne reviewed the financial statement and provided the Treasurer's report.

Nestor Cardenas motioned to appoint the following homeowners to the Nominating Committee for our next election: Joseph Candelaria, Alfred Garcia, Patricia Ratkevich and Leo Fernandez. The motion was seconded by Daniel and approved by all.

There were no additional candidates for the Board. Each candidate spoke. Voting was not necessary and The Board was elected by acclamation. Prizes were raffled and Neighbor of the Year awards were issued to seven homeowners for their service to the Community in the past year. The awards were given to: Irvin Goldberg, Joseph Candelaria, Louis Obermeyer, Mike Ribustelli, Roseanne Rugg, Jose Carlos Marquez and Patricia Ratkevich.

Nestor Cardenas thanked the homeowners for their attendance at the meeting.

The meeting was adjourned at 7:45 P.M. by Nestor Cardenas.