

**Canary Isles Homeowner's Association, Inc.  
3410 Harbor City Blvd.  
Melbourne, FL 32935  
Annual Meeting**

**February 24, 2010**

**Meeting Held at Melbourne Library/Fee Ave.**

**Minutes**

Meeting called to order 7:00pm by President: Frank Johnson

**Attendees:**

Dave Club  
Kathy Denman  
Pam Harrell  
Pat Ingwersen  
Frank Johnson  
Bill Nabor  
Mark Petroni  
Bruce Snyder

**Non Attendees:**

Junglin & Shu Ching Chen  
Gary & Barbara Nelson  
Iris Sewers  
Chris & Heather Snyder  
Margaret Vernon

**Non Attendees (Proxy Assigned)**

Gilbert & Mary Capaldi (Proxy assigned)  
John & JJ Caputo (Proxy assigned)  
James & Barbara Colee (Proxy assigned)  
Andy & Laura Cox (Proxy assigned)  
Mireno & Marisa Stefani (Proxy assigned)  
Ros Thrash & Jeanette Fanus (Proxy assigned)

Mark Petroni read the minutes from the last HOA meeting.

Kathy Denman made a motion to accept.

Bruce Snyder seconded the motion.

Frank Johnson, Mark Petroni, and Ros Thrash were elected as directors.

Mark Petroni read treasurers report. All homeowners of Canary Isles have paid their 2010 dues. He announced that the yearly HOA fees will not need to be raised for 2010.

Motion to accept by \_\_\_\_\_

Seconded by \_\_\_\_\_

CANARY ISLES HOMEOWNER'S ASSOCIATION INC.  
3410 N HARBOR CITY BLVD  
MELBOURNE, FL 32935  
ANNUAL MEETING  
February 23, 2010

AGENDA

- I. Meeting Called to Order
- II. Officers for year present or not
- III. Final Call for Ballots and Proxies.
- IV. Determine if quorum present
- V. If quorum determined, meeting opened and time given.
- VI. Confirm all requirements for notice of meeting met according to Florida Statutes. Yes or No by Secretary/Treasurer
- VII. Approval of Minutes from last meeting
- VIII. All nominations for next board given either in writing or taken from the floor.
- IX. Election of New Board of Directors/Officers
- X. Treasurers Report for expenses/income and association fee
- XI. New Business to be discussed by new officers
  1. Landscape bid to do front entry
  2. Suggestion to limit pond maintenance to quarterly vs. monthly if can be done without violating requirements.
- XII. General Discussion from the floor
- XIII. Meeting Adjourned

**New Business:**

Mark has received a quote of \$886.20 to clean up and replace plants around the front gate and common area. Additionally the sign will be cleaned and repainted.

There have been some problems with exiting the property due to the gate not opening. Frank will purchase and provide every homeowner with a wrench to enable them to "force" open the gate should the need arise.

Mark is going to try doing maintenance on retention pond once every two months or quarterly rather than monthly to save HOA funds.

**General Discussion:**

Bill Nabor addressed cars parking in the street for an extended time. Since the main offender has moved from Canary Isles it was decided that if anyone does abuse this then a letter will be sent to the homeowner.

A letter will be sent to Mygie Suarez regarding the appliance that is outside of her home that needs to be either behind a fence or in the home.

Pam Harrell suggested that we do some clean up such as pressure clean sidewalks and notify homeowners of unkempt yards. She also suggested that perhaps a "Spring Clean Up Weekend" could be arranged. Dave Club suggested that the mailboxes could be repainted. It was decided that yes that some of the mailboxes should be painted. Pat Ingwersen would like to see the "No Soliciting and No Trespassing" signs replaced since the present ones are very faded. Letters will be sent to homeowners that are not maintaining their yards and if action is not taken a second letter will go out.

Mark will be getting a bid to replace the loops for the gate as they are being destroyed by ants and other bugs.

It was also suggested that the gate may need to be cleaned and painted.

A motion to adjourn the meeting was made by Mark and seconded by Bill Nabor.

The meeting was adjourned at 8pm.

Submitted By: Pam Harrell