

CANARY ISLES HOA

3410 N HARBOR CITY BLVD
MELBOURNE, FL 32935

January 23, 2012

Dear Homeowner,

Happy New Year to all!! Hope everyone had a safe and happy holiday.

As the New Year comes so does Canary Isles Annual meeting to elect new board of directors. All information is attached or enclosed for your review. Please read, complete and return any proxies, change of telephone numbers, Voter Authorization form, Nomination Form to either myself, Bruce Snyder or Rozelyn Thrash.

Also with the New Year, come the Annual Association dues. Please make check payable to Canary Isles, HOA in the amount of \$500.00 and drop them off to one of the above named directors before the end of the month or in my mailbox, whichever is easier.

Meeting will be held on Wednesday February 22, 2012 from 7pm-8pm at The Courtyard at The Oaks 1800 W. Hibiscus Blvd. Suite 108 Melbourne, FL 32901.

Please don't hesitate to contact me should you have any questions.

Sincerely,

Canary Isles Board of Directors
Mark D. Petroni, Secretary/Treasurer
321.693.0065

CANARY ISLES HOMEOWNERS ASSOCIATION, INC.
3410 NORTH HARBOR CITY BLVD.
MELOURNE, FLOIRDA 32935

Janurary 24, 2012

Dear Homeowner:

The Board has set the number of Directors for the meeting at Three (3). As Owners, you are eligible to serve on the Board of Directors. To place your name in nomination, please fill in the form below, and return to the above address not later than February 14, 2012. Nominations will also be taken at the meeting on February 27, 2012.

Any biographical information you wish to provide is limited By law to the space on one (1) side of an 8 1/2"x11" piece of paper. Remember to be on the Board you should be able to attend meetings.

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NOMINATION FORM
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Please place my name in nomination for the Board of Directors.

(Print name)

(Date)

(Signature)

(Phone)

Again, please return this form, by mail to the above address, not later than February 14, 2012. Please mark the envelope "Nomination". Thank You.

CANARY ISLES HOMEOWNER'S ASSOCIATION INC.
3410 N HARBOR CITY BLVD
MELBOURNE, FL 32935
ANNUAL MEETING
February 28, 2012

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

Subject: Canary Isles HOA Annual Meeting

Date: Wed, 22 Feb 2012

Mark Petroni and Bruce Snyder were present, Rosyln Thrash was out of town and unable to attend. A quorum was determined to be present.

Meeting called to order at 7:15PM.

Bruce Snyder read last year's minutes. Pam made motion to approve, Mark seconded, minutes were approved.

1. NEW BUSINESS

Mark reviewed the current financial status. Account balance is \$20,476 with an additional \$11K of pending deposits that will bring the balance to approximately \$31K. All Jan-Dec 2012 annual dues have been paid except 2603 Canary Isles and 2526 Canary Isles. Dues for 2603 will be paid after the meeting. Dues for 2526 plus a late fee will be paid by the bank when the property closes, estimated to occur March 15.

There was a problem delivering meeting materials to homeowners, the postman may have removed documents that were left in mailboxes. For future deliveries the HOA may elect to physically mail materials to facilitate delivery.

Nominations for the HOA Board of Directors were reviewed. No nominations were submitted in advance of the meeting. Three nominations were volunteered during the meeting by Mark Petroni, Bruce Snyder, and Andy Cox. Nominations were accepted.

Mark reviewed the P&L Statement.

Pam asked when road repaving was estimated to be required. Mark noted the original specification was for 25 years and that it will probably last longer than that due to the limited traffic the road experiences.

There are 2 properties currently listed for sale in the community, both are under contract and estimated to close in March and April. A third property at 2503 Canary Isles previously listed for sale has expired.

Bill Nabor made a motion to adjourn at 7:30, the motion was seconded.

2. GENERAL DISCUSSION

Question about perimeter fence maintenance. Mark noted the perimeter fencing behind each lot was granted to the property owner so it is not maintained by the HOA. The swale abutting the community is maintained by the HOA.

Question about the appearance of the property immediately outside the gate.

Several residents commented on the rust stains and weeds at 2503 Canary Isles Dr and the negative appearance it conveys as the 1st property on the east side of the community entrance. Mark described

options the HOA may consider such as imposing a fine or performing cleanup and billing the homeowner. In the past the homeowner has responded to requests but the conditions eventually return, the HOA may call or send a letter to the homeowner again.

Pam noted the homeowner at 2521 Canary Isles may be moving and would list the property for sale or rent. Mark noted the HOA has conditions for rentals such as providing copies of the rental agreement and that potential tenants would be subject to the HOA restrictions.

Pam cited the HOA restriction that garbage cans should not be routinely stored in front of the home.

A resident offered a concern that some vehicles routinely exceed the speed limit.

A question was raised about pedestrian traffic in the community and if it was possible to lock the pedestrian gates. Issues of cost and safety suggest that leaving the gates unlocked is the most practical approach.

Pam suggested a coordinated spring event to possibly have a contractor pressure clean all of the sidewalks. It was noted that several residents often clean their own sidewalks and would probably not wish to pay to have it completed.

ORGANIZATIONAL MEETING

The officers for 2012 met and determined assignments as follows:

President – Andy Cox

Vice President – Bruce Snyder

Secretary/Treasurer – Mark Petroni