

Orchid Hammock at IBIS Condominium Association

2011 ANNUAL MEETING OF MEMBERS
MARCH 15, 2011

The 2011 Annual Meeting of the members was held on Tuesday, March 15, 2011 at 10:00 am at the IBIS Golf and Country Club Clubhouse in the Heron Room, 8225 IBIS Blvd, West Palm Beach, FL.

Present:

Bristol Management:
Nadine Inglis
Michelle DeAngelis

Board Members:
Richard Guth
Saul Portner
Michael Wiseman
Sam Hollander

CALL TO ORDER

Richard Guth, President, called the meeting to order. Mr. Guth introduced the Board of Directors; Sam Hollander, Vice President; Saul Portner, Treasurer, and Michael Wiseman, Member at Large. Mr. Guth also publicly thanked Ann Stratta, Secretary of the outgoing Board, for her seven years of service to the community.

NOTICE OF MEETING

Notice was duly provided to each owner by mail, along with a proxy for those who could not attend in person. Notice was also posted on the property. Nadine Inglis, Vice President of Bristol Management, announced a quorum was present, including the total of proxies sent in added to those in attendance. There being a quorum, Nadine Inglis announced that this meeting was official.

ANNUAL MEETING MINUTES

A motion was made by Richard Guth to approve the annual meeting minutes of March 9, 2010. Michael Wiseman seconded the motion and it passed unanimously.

FINANCIAL REPORT

Saul Portner, Treasurer provided a report on the current financial status of the Condominium Association indicating that its health was sound, and adequate to cover current planned activities. As of the end of February 2011 we had over \$33,000 in our reserve budget and that amount is projected to grow to over \$44,000 by the end of the calendar year. Mr. Portner indicated that our operating account is

sufficient to cover anticipated expenses for the current fiscal year with the recent small increase in quarterly dues to \$995.00. Our budget includes allowances for landscaping, pest control, fertilization, pest control and a small contingency for incidental repairs and other charges. In the past year, the board has had significant challenges in managing expenses in a difficult economy, and we have tried to do this through careful management of subcontracts and a proactive view to reducing potential costs.

LANDSCAPE REPORT

As previously reported, during the past year the board has contracted with the IBIS POA for landscape services. We are extremely pleased with the performance of Sean O'Reilly and crew, and the improvement in the appearance of our community has been noted by several residents. Over the past two years, we have contended with a Queen Palm disease that has required us to remove and replace many of these trees, and a sharp cold snap that damaged many of our flowers and shrubs that we have only now recovered from.

We had experimented with replacing annual impatiens flowers with perennial crown-of-thorns in order to conserve our limited funds, but we are now back to the more colorful impatiens that have accented our community. The flowering oleander trees were pruned several months ago and they should soon be bursting with color.

At the recommendation of IBIS POA we have attempted to address a significant potential problem that can be caused by the live oak trees that line Orchid Hammock Drive and the entry to it. These trees, unfortunately, have the potential for causing significant damage to pavers and underground utility lines through excessive root growth. Unseen, they can result in significant cost for our community. Thus far, about \$3,000 in repair to pavers can be attributed to this problem. Three other IBIS communities have voted to replace their live oaks with Queen Palms: Crane's Point, The Preserve, and Quail Meadow; and other communities are considering this issue. After a vote by Orchid Hammock Unit Owners in the affirmative, the Board has contracted with a landscape design Co: Coteleur & Hearing to develop an Oak Tree mitigation plan that removes the live oaks, replaces them with Queen Palms and replants the live oaks to suitable positions between the Quads that will not interfere with buried utility lines or walkways nor interfere with golf course views. The mitigation plan was presented at the annual meeting for unit owners to review. This mitigation plan has now been submitted to the City of West Palm Beach for review and approval. If the City approves the plan, it will then be submitted to Orchid Hammock Unit Owners for a vote and approval prior to execution.

ANNOUNCEMENT OF DIRECTORS

The 2011 Board of Directors was announced. Richard Guth, Saul Portner, Vince Hock, Michael Wiseman, and Sam Hollander will serve for the coming year.

NEW BUSINESS

Saul Portner brought up the subject of cleaning our doorway alcove area. This refers to removal of buildup of insect cobwebs that accumulate, particularly over the summer months. It would be beneficial if all unit owners would take responsibility for broom-sweeping their own doorways, enabling the community to save \$400 or more to pay for this service. Owners, who intend to be away for the season, could mitigate the accumulation by turning off or unscrewing their entry light, even if it is a yellow bug light.

Robert Dubbs asked if Foxtail Palms or other trees have been considered as replacement specimens for the live oak trees. Saul Portner stated that Cotleur & Hearing did not suggest any other trees in their landscape design.

There be no further business, a motion was made by Michael Wiseman to adjourn the meeting; seconded by Saul Portner, and the motion passed unanimously.

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ORGANIZATIONAL MEETING

March 15, 2011

IBIS Clubhouse

A meeting of the new board of directors commenced at 11:15 am following the Annual Meeting for the purpose of electing officers for 2011.

Present were the following Directors: Richard Guth, Saul Portner, Vince Hock, Michael Wiseman and Sam Hollander. Also present were Nadine Inglis and Michelle DeAngelis of Bristol Management.

The Directors filled the following positions;

President	Richard Guth
Vice President	Vince Hock
Treasurer	Saul Portner
Secretary	Sam Hollander
Member at large	Michael Wiseman

A motion to adjourn was made by Sam Hollander and seconded by Richard Guth, and passed unanimously.