

Kingsley Creek (KC) Homeowners Association (HOA), Inc.

Turnover Meeting (from Taylor Morrison the Developer of Kingsley Creek) to the Kingsley Creek HOA
and KC HOA Board of Director (BOD) Election

Date: Wednesday, November 1, 2023

Time: 6:00 – 8:00 PM

1. Call to order – The meeting was called to order on Wednesday, 11/1/2023, at 6:05 p.m. by Terrance Burns of Evergreen Lifestyles Management (ELM).
2. Proof of Notice – Proof of notice of the meeting was sent USPS twice to all KC homeowners. The initial notification of the meeting was dated 9/1/2023 and the second notification was sent on 10/13/2023 and accepted by the BOD.
3. Establish a Quorum of BOD and Homeowners – A quorum of the board was present with Scott Keuning of Taylor Morrison, Corey Stevens of Taylor Morrison, and Michelle Sullivan a Homeowner elected to the board on 12/18/2022. Additionally, with more than two thirds of the homeowners present and/or providing a Proxy – a quorum was declared.
4. Also present were Terrance Burns of Evergreen Lifestyle Management (ELM) and Keith Skorewicz of Appleton Reiss selected by Taylor Morrison to be the HOA Board attorney. Others present included Nora Schuster (LCAM for Taylor Morrison) and Julie Hamoud (CAM Operations for ELM).

Old Business:

- a. It was announced that Taylor Morrison would have 90 days from the time of this meeting 11/1/2023 to 2/1/2024 to complete the turnover tasks required by Florida Statute 720.
- b. Scott Keuning of Taylor Morrison resigned as president.
- c. Corey Stevens of Taylor Morrison resigned as vice president.
- d. Terrance Burns (ELM) provided a jump drive to Michelle Sullivan containing some of the turnover information required by Florida Statute 720.
- e. 2 additional jump drives and 3 hard copy binders containing all required turnover documentation will be provided by ELM and Taylor Morrison on or before the 90-day turnover is complete on 2/1/2024.

New Business:

- a. There were seven (7) candidates running for the BOD included (in alphabetical order): Brechtje (Bea – Pronounced Baya) Bennett, Doug Block, Gaston (Ranger) Dough, Kevin Martin, Eli Sioushansian, Ron Six, and Tim Woody
- b. Each BOD candidate was given a few minutes to introduce themselves and provide a summary of their qualifications and reason for running for the BOD.
- c. After introductions, the BOD election Included:
 - i. Voting for those who had not already turned in a ballot
 - ii. Collection of the additional ballots

- iii. Official Close of Voting
- iv. Selection of Election Officials (Charlotte Reed and Walt Meeuwsen)
- v. Ballot Counting performed by (Charlotte Reed and Walt Meeuwsen)
- d. During the voting process, there was a discussion of the 7 committees/chairperson and a request was made for additional volunteers for the following committees:
 - vi. Grounds – Roy Nestor
 - vii. Finance – Bea Bennett
 - viii. Pool – Rose Mickelson
 - ix. Social – Sorina Neaverth
 - x. Technology – Alex Jentilucci
 - xi. Architectural Review Committee (ARC) – Ben Sherber
 - xii. Community Emergency Response Team (CERT) – Jeff Schultz
- e. The 2024 Budget was on the original agenda but was not discussed since ELM did not send a copy out to the homeowners with the voting packet in advance. The 2024 budget will be discussed at the annual meeting on 12/7/2023.
- f. The community vote had the following results:
 - xiii. Eli Sioushansian received the highest vote count.
 - xiv. Kevin Martin received the second highest vote count.
- g. During the membership discussion it was determined that according to the governing documents, Michelle Sullivan would serve a 1-year term (from 12/18/2022 to 12/7/2023) and another election would be held to replace her open position.
- 5. Adjournment - with nothing further to discuss the meeting was adjourned at 7:05 p.m.