

WPPCA Annual Meeting of the Membership Minutes

October 9, 2024 @ 7:30 PM

Via Zoom

WPPCA Members in attendance:

Peter Mason (President), Joe McCluan (1st VP), Denise Ertler (2nd VP), Michelle Deleon, Fran Frataccia, Carol Magierski.

WPPCA Non-Members in attendance:

None

Guests in attendance:

None

Meeting called to order by WPPCA President, Peter Mason at 7:36 pm.

All Directors, Committees Members, and meeting registered Winter Park Pines Community Association (Pines) residents were sent the agenda on October 8, 2024. The President said there 5 members on the call at the beginning of the meeting. Per our Bylaws the membership present at this meeting constitutes a quorum. Also to comply with our Bylaws, Peter said the meeting was publicized in the August/September Needles, the October/November Needles and announced on Nextdoor, Facebook and on our Website. Peter said he received 1 proxy vote for this meeting.

The President welcomed and thanked everyone for taking the time out of their busy schedules to attend the Annual Meeting of the Membership. Peter Mason reminded everyone that the meetings are recorded to aid in minute taking. He also reminded everyone that any motions moved, seconded then discussed or voted on at a Meeting of the Membership can be by a current member only.

Officer Reports:

President: Peter Mason thanked all members that have volunteered this past year to serve as an Officer, Director, Committee Member or worked on Ad Hoc Projects. It is the work that volunteers have done that keeps the association going and makes the Pines a great place to live.

He also thanked all the members for their support this past year as it was his honor to serve a 4th term as the 38th president of this 62-year-old association.

Peter recapped some of the things the association has worked on this past year as the WPPCA has taken a lot of positive steps and accomplished many things. Peter highlighted some of them which he has grouped into three major buckets:

The first bucket is Board and related documentation:

- The Board of Directors met very regularly this past year holding meetings every month with lots of discussion with an average meeting length of 1 ½ hours.
 - Peter recognized one Director that made every meeting this past year and congratulated Michelle Deleon.
- Starting at the beginning of this term in November 2023 we had 11 Officers and Directors, 8 Committee Members, and 11 Ad Hoc Project Volunteers. We are ending the term with 8 Officers & Directors, 9 Committee Members and 10 Ad Hoc Project Volunteers. Our total volunteers have decreased slightly from 30 to 27 people, down 3 or 10%. In addition to these volunteers, we have 16 residents that volunteer to deliver the Needles. Peter believes that creating different

levels of participation from Ad Hoc to Committee Members to Directors helps to increase engagement. Soliciting and recruiting more volunteers will be a continued focus for the coming year. We still need more members on the Events, Membership, Digital and New Neighbor Welcome Committees. If anyone knows anyone that wants to volunteer simply let Peter know and he will follow up with them.

- For a 2nd year in a row, the budget process had much greater engagement by all Officers and Committee Chairs whereas everyone was asked to submit specific goals and needs for the new fiscal year.
- We did our annual update of the 16 Job Descriptions for each Committee and Officer position that we created back in 2021. We also updated our 6 SOPs for specific tasks that have a lot of how to detail in them. These will greatly aid when we have new Officers or Committee Chairs in their orientation and importantly help with the continuity and succession planning for the association.
- Being an election year, we were highly successful this year as we aggressively recruited volunteers to work 4 elections under the Orange County Adopt-A-Precinct Program. We should raise about \$8,700 this year, which is a record amount.
- We researched all neighborhoods that abut the association and created a map of the area. We also identified and reached out to 3 other associations that abut us including Pinewood Villas HOA of Winter Park on Warrington Road, Winter Park Pines Condo Association also on Warrenton Road and Winter Park Estates Community Association off Aloma Ave near our Mall entrance.
- We had two Board social gatherings this past year one in December at Denise Ertler's house and another at Peter's house in February.
- Our website had a lot of work done on it earlier in the year by Jim Kiger and most recently by Joe McCluan.
- Our financial system was upgraded and added new accounts by our Treasurer, Colby Roof.
- We removed old usernames with some of our vendors including the Post Office, iStorage and our insurance company and also fixed the wrong EIN number with our bank.
- A Document Retention and Description Policy was made and adopted by the BOD in February which is a best practice that organizations should have.

The second bucket is about our residents:

- Peter had 33 residents contact him this past year with many different issues which he timely responded to all of them. Peter had three this past month, the 1st resident had a neighbor that was parking illegally in front of his house. He said not having enforceable HOA rules is one of the reasons they are actively looking for a new home outside the Pines. They reported the illegal parking to 311 and Peter also shared the information with Fran Frataccia. The 2nd resident wanted to know when the Fall Garage Sale was that Peter responded to. The 3rd resident wanted to know if the association has a scheduled night for the Trick or Treaters this month as they didn't notice anything in the Needles. Peter responded and said we do not have any organized special events for Trick or Treaters this month. She also asked if most go out on October 31st, and Peter said yes.

- This was our 4th year where Peter sent 81 personalized thank you letters with color coded Winer Park Pines magnets to our top two membership levels, Gold, and Platinum. Our Gold and Platinum Level members have really grown, in part, by taking the time to thank them. This year we had 51 more members since inception of the program or a 170% increase.
- Our members in the association were nearly at 40% of all Pines residents this year. Our average payment was up \$1.64 or 2.5% over last year. This effort was led by Melissa Johnson, our Membership Committee Chair.
- We had more events for residents this past year than we have had in recent history. These included garage sales, board social gatherings, community happy hours, yoga classes and the National Night Out Event. This effort was led by Michelle Deleon, our Events Committee Chair
- We re-started our New Neighbor Welcome visits in August.
- Our 2nd VP, Denise Ertler continued to hold multiple roles including being our Needles Editor, Graphic Designer, and Distribution Coordinator getting 6 Needles editions to each of our 901 homes and online platforms.
- Last November, Fran Frataccia led the veteran recognition program again by placing flags and delivering letters to 82 homes in the Pines. Fran also is our Code Enforcement Committee Chair keeping a keen eye on our streets, sidewalks & yards.
- Our Yard of the Month program which was upgraded this year was led by Shanon Larimer, our YOM Committee Chair.

The third & final bucket is about our Mall area:

- Last year we installed the mall holiday decorations from November to January with many that contributed materials and/or their time. Decorating thanks goes out to Joe McCluan, Desiree Lumpuy, Rhonda Frizzell, Steve Frizzell, Jennifer Weader, Denise Ertler, Paul Olesen, Peter Mason, Liz O'Neill, Beth Conner, Laurie Davis, Melissa Johnson, and Will Hazzard. Thanks also goes out to Denise Ertler for purchasing & donating new plastic bins with tops to store our materials in. Thanks also go out to Joe McCluan for purchasing & donating some electrical cords, plugs and lights we were short on.
- We continued our Mall flag half-staff lowering program for official events thanks to Leon Goodman. Also, thanks to Joe McCluan for posting notices on Nextdoor and Facebook.
- We got approval for an Orange County Non-Matching Beautification Grant, for the Mall area and entrance columns led by our 1st VP, Joe McCluan.
- Fran Frataccia also kept the many moving parts of our Mall in order as our Mall Maintenance Chair. The Mall is a major part of the organization as almost 35% of our expenditures go to the Mall area.

Peter said, since we are a totally voluntary association, it takes two things to make our organization successful. One for residents to pay their membership and two, volunteers to make everything happen. About 80% of our revenue is from membership. The more memberships we get the more things we do for residents. Also, the more volunteers we have the more things we can do to utilize that money. Peter thanked all the members that paid their membership and volunteered to make the Pines a better place to live.

Secretary: Peter Mason said he is the Acting Secretary until we find someone and reported on the following:

- The motion to approve the WPPCA Board of Directors Regular Monthly Meeting minutes of September 11, 2024, was previously unanimously approved via DocuSign.
- From an annual perspective we were very timely in reporting out and getting board approval of the minutes for each of our monthly meetings this past year.
- The Board approved changing from putting a consolidated version of the minutes in the Needles to putting 1 page recap for 2 meetings which reduced the space needed by 50% freeing more space for other articles.
- On the association website we have the monthly meeting minutes for the past 6 years going back to 2019.
- We are still looking for a Secretary.

Treasurer: Peter Mason sent out in the meeting pre-reads to the Directors, Committee Members and registered Pines residents on October 8, 2024, the September P&L. Peter reported for Colby Roof who did not attend the meeting.

P&L, Income:

This month's income was as follows:

- Memberships (Accounts 4010, 4011, 4012, 4020, 4021, 4022, 4025). \$50 in checks, \$0 from PayPal, and \$48 from Square for 2024 memberships.
- Community Service (Account 4050). \$2,925 for election poll worker revenue from the August 20, 2024, election.
- Interest Income (Account 4090). \$.06 in interest income.

P&L, Expenses:

This month's expenses were as follows:

- Administration (Account 5010). \$84 for the DocuSign annual fee.
- Square fees (Account 5032). \$4 for Square fees.
- Needles Publication (Account 5210). \$35 for delivery bags.
- Postage (Account 5270) \$27 for President letters.
- Projects, Poll Workers (Account 5320) \$125 for lunch for Poll Workers on the August 20, 2024, election.
- Rental Warehouse (Account 5350). \$49 for the recurring iStorage monthly charge.
- Utilities, Duke Energy, Etc. (Account 5490). \$141 for utility charges from Duke Energy for the Mall area.

Net Ordinary Income:

- This Month (Budget):
 - The P&L reflects a positive NOI of \$2,559 with Income of \$3,023 and Expense of \$465.
- Year to Date (Budget):
 - The P&L reflects a positive NOI of \$13,444 with Income of \$39,063 and Expense of \$25,618.
- Year to Date (Cash):
 - The P&L reflects a positive NOI of \$101 with Income of \$25,720 and Expense of \$25,618.

Account Balances:

- Checking, Savings, PayPal & Square account balances of September 30th totaled \$17,726, reflecting a month-over-month increase of \$2,598.
 - Checking Account Balance: \$10,546
 - Savings Account Balance: \$7,180
 - PayPal Account Balance: \$0 – auto transferred weekly.
 - Square Account Balance: \$0 – auto transferred daily.

Motion: Denise Erter moved to accept the Treasurer's report as presented that was also in the meeting pre-reads labeled P&L September 2024. Fran Frataccia seconded the motion. Motion passed unanimously including 1 proxy yes vote from Melissa Johnson and no abstentions.

Colby continues to balance membership dollars in our database versus the P&L and the variance seems reasonable due to the processing fees we are charged.

Peter sent out in the meeting pre-reads to the Directors, Committee Members, and registered Pines residents on October 8, 2024, the 2025 budget draft, 4. We have been working hard on the budget for 2025. We got everyone involved in the budget process again this so we can better understand our revenues and expenses. We did a zero-based budget approach with specific assumptions rather than just making changes to the prior year numbers. Peter put together a budget timetable with the Treasurer back in June. In July, all Officers and Committee Chairs were to submit their revenue and expense requests. At the August meeting Peter reviewed the 2025 budget draft in detail and at the September meeting gave an overview of it. At the September meeting the Board of Directors unanimously endorsed the 2025 budget draft. Over the past month we have had no recommended changes to the budget.

Motion: Denise Ertler moved to approve the 2025 budget draft, 4, updated October 7, 2024, as presented in the pre-reads with an income of \$35,400, expenses of \$34,650, and an NOI of \$750. Fran Frataccia seconded the motion. Motion passed unanimously including 1 proxy yes vote from Melissa Johnson and no abstentions.

1st Vice President: Joe McCluan reported on the following: Regarding the 2024 Orange County Non-Matching Beautification Grant, we are midway through the work. The tree work has been done by A Budget Tree Service with the mall palm tree trimming and tree canopy raising. The county has approved for Vice Painting to do their portion of the grant for the pressure washing and painting the 4 entrance columns. Joe is waiting for the storm to pass before scheduling them. Peter Mason said it should be noted that all this work cost \$5,395 for which the county paid for. Fran Frataccia said they did a good job on the tree work. Joe said it was good to see a Needles Sponsor get awarded the tree work.

Peter thanked Joe for continuing to work on this grant along with his grant team members of Ashley Roof, Mayba Torres, Denise Ertler and Vanessa Philman.

2nd Vice President: Denise Ertler said that she had nothing to report. Peter thanked Denise for being our 2nd VP and taking on multiple roles.

Committee Reports:

Code Enforcement: Fran Frataccia reported on the following 12 incidents:

1. Jeanne Bushong, from the New Neighbor Welcome Committee, texted about sidewalks in front house on Cady Way that were slippery, case #2975913.
2. On 9-17-24 on Amsden Road, broken fence, case #2975915.
3. On 9-19-24 on Monmouth Way, boat in the street, case #2976521.
4. On 9-19-24 on Monmouth Way, high grass, case #2976525.
5. On 9-19-24 on Lion Heart Road, high grass, case #2977895.
6. On 9-19-24 a resident on Monmouth Way complained about a boat in the street and Fran spoke with the resident.

7. On 9-22-24 Two residents complained about a house on Gilbert Road, vehicle was blocking sidewalk and parked on wrong side of the street.
8. On 9-24-24 on South Ranger Blvd, large tree branch was on street and sidewalk, case #2979016. They came and removed it.
9. On 9-24-24 on Abbey Road, large ford pickup and trailer blocking view to turn left from Abbey Road.
10. On 9-24-24 on Merrie Oaks Road, high grass, case #2979020.
11. On 9-24-24 on Monmouth Way, high grass, case #2979028.
12. On 9-30-24 on Lion Heart Road, wellness check by Orange County Sheriff as red Honda CRV in driveway for about a month and grass overgrown. Grass has since been cut.

Denise Ertler asked about a house on South Ranger that may be doing renovation work without a permit. Fran said to call Zoning to check on that.

Some other annual accomplishments from this committee:

- Over the past 12 months this committee has reported 79 items.
- This past year we put together two 9-page documents for the WPPCA Code Enforcement Committee, so members of the committee know what the current code enforcement rules are for Unincorporated Orange County and also for the City of Winter Park.
- Also, this past year we put together written expectations and time commitment requirements for Code Enforcement Committee Members that each member has agreed to.
- We were very active in reporting Airbnb violations and committee member; John Moore attended a Magistrate Hearing back in June regarding that homeowner.

The committee is made up of Fran Frataccia (chair), Steve Kelly, Carol Magierski, John Moore, and Vanessa Philman. Peter thanked Fran for leading this committee.

Digital: Joe McCluan reported on the following:

Website: Joe said he has been doing quite a bit of work on the website this past month. He updated several items including board information, newsletters, NNO pictures and the Events Page.

Facebook: Joe McCluan said that there was the same normal traffic.

Nextdoor: Joe McCluan said that there was the same normal traffic.

Instagram: No updates. Joe will check with Melissa Wolfe on who is updating Instagram.

Some other annual accomplishments from this committee:

- We combined the website, Nextdoor, Facebook & Instagram functions under 1 committee roof.
- We have made many enhancements to the website over the past year.
- In June we regained control of our Facebook page, and we own it again. We also have access to our Instagram Account.

Denise Ertler said Joe is doing a great job. The committee is made up of Joe McCluan (chair), Tonio Bianca, and Melissa Wolfe. Peter thanked Joe for stepping in and leading the Digital Committee.

Events: Michelle Deleon reported on the following: She thanked the members of the events committee, as well as those board members who aren't officially members of the committee, but pitch in to help make each of our events a success. Michelle said she couldn't do it all by herself. This year she had new committee members, as well as several leave this committee.

Winter Park Pines Community Yoga:

January: cancelled due to weather
February: 4 participants
March: cancelled
April: 7 participants
May: 12 participants
June: 10 participants
July & August: Cancelled
September: 8 participants
October: 8 participants

We held 6 yoga classes this year so far with cancelled due to weather and 3 cancelled due to instructor not being available. Averaging 8 participants per class. Although still enjoyable and free, our participation hasn't been very high. More posts to get the word out would probably help. Melissa Wolfe and Joe McCluan have done a great job with this. We need to have more signs made. We are down to 5, we would like to have 5, that say 8:30 am - 9:30 am for the months we hold earlier classes. The next class is on October 5th at 9 am. Classes are held at the Winter Park Pines Golf Club.

Winter Park Pines National Night Out: NNO was held this year from 5:30 pm – 7:30 pm at the Winter Park Pines Golf Club on October 1st. Despite the heavy rain, approximately 60 residents participated. The time seemed right this year. 2 of the sponsors didn't show up, and unfortunately the Kelly's Ice Cream employee who was going to come got into a car accident on the way to the event. She is OK. Despite this, we had a nice event, Janice took pictures, kids played and got their faces painted by Bao (Michelle paid for her services). Due to the rain, our musician left early, and we did not hold the raffles for the 5 prizes we have. Melissa Johnson and Michelle talked about this and decided that we would hold the raffle at the next happy hour, which is scheduled for October 17th from 6 pm - 8 pm at the Winter Park Pines Golf Club (Bonfire). Tonio Bianca is supposed to be connecting with and paying for the live music. We are hoping she agrees to play one more happy hour for free, since she was only really there about an hour.

Winter Park Pines Happy Hour Meet-Up: We held Happy Hours on December 7th, April 18th, July 18th, and have one planned for next week on Thursday, October 17th at Bonfire at the Winter Park Pines Golf Club. These events have been very well attended. Wondering about the months when the weather is nice, if we should also incorporate some kids' activities into these events, so the whole family can attend, kids can play outside, etc.? We might have one in December.

Winter Park Pines Spring Community-Wide Garage Sale: Despite having a competing sale a few weeks before ours, we were able to have 28 homes participate in our Spring 2024 garage sale on March 23rd from 9 am – 1 pm, bringing in \$305 to the association. Feedback on the traffic to the event and the organization of it were very positive. We also had 7 businesses "sponsor" the shredder van, and had a charity "Teen Challenge" donation drop off at the golf course.

Winter Park Pines Fall Community-Wide Garage Sale: Planning has begun for this event, which will be on November 9th from 8:30 am – 1 pm. Joe McCluan has added the registration form online and we already have 2 residents who have signed up. Michelle needs help from committee members and the board to help with directional sign placement before the event and also to pick up signs and drop them by my home after the event. Michelle needs 4 volunteers and currently has one (Melissa Wolfe).

The committee is made up of Michelle Deleon (chair), Tonio Bianca, Melissa Johnson, Steve Kelly, and Melissa Wolfe. Peter thanked Michelle for leading the Events Committee and having 15 events this past year.

Mall Maintenance: Fran Frataccia reported that she and Carol Magierski continue to go up to the Mall weekly to pick up trash, pull weeds and cut bushes. Fran said they had spraying done for ants. Carol said A Budget Tree Service with the grant did a good job of cutting the bushes along the sidewalk.

Some other annual accomplishments from this committee:

- We got the electrical meters fixed and power restored at the Mall last Fall.
- We upgraded electrical breakers last Fall.
- 82 Veterans flags and letters were delivered last Fall.
- Holiday decorations were put up at the Mall last Winter.
- Fixed the flagpole rope and pulley.
- Replaced the irrigation pump and did major irrigation repairs.
- Had the streetlights fixed at the Mall.

The committee is made up of Fran Frataccia (chair), Carol Magierski and Kyle Schafer. Peter thanked Fran for also leading the Mall Maintenance Committee.

Membership: Peter sent out in the pre-reads to the Directors, Committee Members and registered Pines residents on October 8, 2024, the 2024 Membership Summary. Melissa Johnson could not attend the meeting, so Peter gave the Membership Report:

- 2024 Payments were:
 - Total Dollars Paid: \$23,780
 - Total Members: 355
 - Average Payment: \$66.99
 - Percentage of Homes: 39.4%
- Level per Payment (Quantity & % of total):
 - Early Bird @ 63, 17% (3rd most)
 - Standard @ 192, 52% (overwhelmingly the most)
 - Bronze @ 30, 8%
 - Silver @ 10, 3%
 - Gold @ 65, 18% (2nd most)
 - Platinum @ 9, 2%
 - Total: @ 369, 100%
- Payment by Month (Quantity & % of total):
 - October @ 63, 17%
 - November @ 9, 2%
 - December @ 152, 41% (overwhelmingly the most)
 - January @ 24, 7%
 - February @ 64, 17%
 - March @ 9, 2%
 - April @ 16, 4%
 - May @ 10, 3%
 - June @ 8, 2%
 - July @ 6, 2%
 - August @ 5, 1%
 - September @ 3, 1%
 - Total: @ 369, 100%
- Our busiest months are tied directly to events and mailings that we do:
 - NNO last year contributed to the 63 October payments.
 - The November 27 mailing – contributed to the 152 December payments.
 - The February 2 mailing– contributed to the 64 February payments.
- We are adding another mailer in 2025 to those that have not paid in the Spring, which should help the effort.
- Payment Methods (Quantity & % of total):
 - Check & Cash @ 176, 48%
 - Electronic @ 194, 52% (slight majority)

- Total: @ 370, 100%
- Check & Cash @ 176, 48%
- PayPal @ 69, 19%
- Square @ 125, 34% (a lot more than PayPal)
- Total: @ 370, 100%
- Average Payment by Method: (electronic payments are higher than checks)
 - Check & Cash @ \$61.65
 - Electronic @ \$66.96
 - Total: @ \$66.48
- Total Payments:
 - Check & Cash @ \$10,850
 - PayPal: @ \$ 4,620
 - Square: @ \$ 8,310
 - Total: @ \$23,780
- Historical Numbers: (Dollars, Quantity & Average Payment):
 - 2023 \$23,985 367 \$65.35
 - 2022 \$21,110 346 \$61.01
 - 2021 \$14,990 254 \$59.02
 - 2020 \$20,945 356 \$58.83
- Our quantity of members is back to the 2020 level so that is certainly an opportunity to get more folks involved. Our highest historical membership year was 2002 when we had 604 members or 67%.
- It is nice to see the average payment increase every year. From 2020 to 2024 it went up \$8.16 or 14%. The rates stayed the same, but we recognized and pushed the higher tiers more.
- Membership for 2025 is off to a slow start. So far, we have 16 members with \$1,160. Last year for the first 6 days of October we had 45 members, so we are behind last year's pace.
- NNO this year we only had 9 payments versus 24 last year due to the rain and much lower attendance.
- Some annual accomplishments from this committee:
 - Did 3 large mailings to residents and owners.
 - Listed all members in the June/July Needles.
 - Membership rates increased for 2025 for the first time in 7 years to help keep up with rising costs and to generate more revenue.
- Things we need to accomplish this coming year:
 - Get the electronic payment capture project off the ground.
 - Get more members on this committee.
 - Have more outreach to residents to increase membership.

The committee is made of up Melissa Johnson (chair) and Steve Frizzell.

Needles: Denise Ertler reported that they had 3 color issues so far with one more color one in December. Two issues were 16 pages. Denise said the current color issues looks good and both Fran Frataccia and Peter also said they looked good. She said one of her delivery volunteers, Carmen Giubilei, is retiring after having been involved in the Pines for the past 26 years. Denise is looking for a new full-time replacement.

Some other annual accomplishments from this committee:

- Increased sponsorships greatly with an impressive database and specific terms and conditions published.
- The BOD approved the Needles sponsorship program for 2025 in September.

Peter reported as the Acting Needles Sponsor Coordinator. He started the solicitation process on October 1st which is rolled out in separate phases. The first phase is to existing Inside Pines Sponsors, then to potential Inside Pines Sponsors, then to existing Outside Pines Sponsors then to potential outside Pines sponsors that we don't have a business category filled yet then finally to potential outside Pines Sponsors that we do have a business category filled for.

Peter has built a database of 96 businesses to solicit. If anyone has any leads for potential sponsors send Peter their information and he will add them to his database.

The committee is made up of Denise Ertler (Editor) and Peter Mason (Acting Sponsor Coordinator). Peter thanked Denise for all her continued work on the Needles.

New Neighbor Welcome: Peter Mason said he is the Acting New Neighbor Welcome Committee Chair until we find someone and reported on the following:

- We were very challenged this year on doing any home visits. We were able to find a volunteer and re-started with 10 visits in August.
- In September we were able to visit 6 more homes and connected with 4 residents.
- In October 10 more homes were assigned.
- Peter said if anyone knows anyone that would like to join this committee so we can visit even more homes as a member or as a Director being the Chair, please let him know.

The committee is made up of Peter Mason (acting chair), Jeanne Bushong, and Tonio Bianca.

Yard of the Month: Peter Mason sent out in the pre-reads to the Directors, Committee Members and registered Pines residents on October 8, 2024, the 2024 YOM Winners vis-a-vis Membership Status Report. Peter Mason reported for Shanon Larimer who did not attend the meeting.

Peter reviewed the YOM report that lists the following items:

- 21 YTD monthly winners with address, membership status, previous years as a member and previous years as a YOM winner.
- It also tracks the 6 YTD winners that are not members if they subsequently became winners, which none have so far.

Halloween judging is October 24 – 27 between 7 pm – 11 pm.

Some other annual accomplishments from this committee:

- YOM program changes were approved by the BOD in March.
- We shifted from "Members Only" to a "Community Wide" initiative, encouraging all residents to participate and hopefully increase memberships for those that are nonmembers.
- We transitioned from a cash award to an Electronic Gift Card, supporting local businesses. We wanted to promote further enhancement of winning yards and not devalue memberships.
- We changed to \$55 Electronic Gift Card for 1st place, with recognition for 2nd and 3rd place, giving more weight to the 1st place winners.
- We reduced the waiting period from 24 to 12 months to reward consistent efforts.
- We removed restrictions for Directors, allowing all board members to be eligible, excluding the YOM Director.

The committee is made up of Shanon Larimer (chair).

Old Business:

None.

New Business:

Nomination Committee: Peter Mason sent out in the pre-reads to the Directors, Committee Members and registered Pines residents on October 8, 2024, the Nomination Committee Report.

Peter recapped the history of the nomination process:

- Peter announced at the June 12th board meeting that he was forming a Nomination Committee to work on our slate of Directors and Officers for the upcoming year. Later in June the committee was appointed with Denise Ertler as chair with members of Joe McCluan and Fran Frataccia.
- Peter sent out emails to all Directors, Committee Members & Ad Hoc Project folks on July 15th asking everyone's intentions to serve for the new term starting in October and to let him know by August 15th. Feedback from everyone was sent to Denise so she and her committee could come up with a slate of Officers and Directors for the new term along with considering new people that surfaced.

Denise Ertler reported that she contacted her committee members, and they came up with the slate of nominees. Carol Magierski is in the slate as a new Director. The Nomination Committee is recommending the following positions for Officers and Directors for 2024/2025 term:

- Directors:
 1. Michelle Deleon
 2. Denise Ertler
 3. Fran Frataccia
 4. Melissa Johnson
 5. Shanon Larimer
 6. Peter Mason
 7. Joe McCluan
 8. Carol Magierski
 9. Colby Roof
- Officers:
 1. Peter Mason: President
 2. Joe McCluan: 1st VP
 3. Denise Ertler: 2nd VP
 4. Colby Roof: Treasurer

Peter thanked Denise for her report and state of nominees. Peter asked if there were any other nominations from the floor. There were none and then Peter closed the floor for nominations. Peter asked if there were any objections to having one vote for the slate of Directors as presented and there were none.

Motion: Denise Ertler moved to elect the following as Directors for the new 2024/2025 board term that starts immediately following the conclusion of this meeting: Michelle Deleon, Denise Ertler, Fran Frataccia, Melissa Johnson, Shanon Larimer, Carol Magierski, Peter Mason, Joe McCluan, and Colby Roof. Joe McCluan seconded the motion. Motion passed unanimously including 1 proxy yes vote from Melissa Johnson and no abstentions.

Motion: Denise Ertler moved to elect the following as Officers for the new 2024/2025 board term that starts immediately following the conclusion of this meeting: President - Peter Mason; 1st VP - Joe McCluan; 2nd VP - Denise Ertler; and Treasurer - Colby Roof. Joe McCluan seconded the motion. Motion passed unanimously including 1 proxy yes vote from Melissa Johnson and no abstentions.

Peter thanked the Nomination Committee of Denise Ertler (chair), Fran Frataccia, and Joe McCluan as their work is now concluded and also said the committee is dissolved.

Peter welcomed those that are joining the Board:

- Carol Magierski as a new Director. Carol served on the Ad Hoc Project Group starting in February 2022 then moved to a committee member on the Code Enforcement and Mall Maintenance Committees in January 2023. Peter also thanked Carol for attending 6 of our Board Meetings this past year. We welcome her continue involvement in the Code Enforcement and Mall Maintenance Committee this coming year.

Next Meeting: The next meeting is the Annual Meeting of the Board of Directors that will be held on Wednesday, November 13th at 7:30 pm via Zoom. This will be the first meeting for the new term. If any Pines residents want to attend any meeting they can, they simply need to send Peter an email with their Pines address, and he will register them and send the Zoom link as it is new every month.

Closing:

Peter Mason said the following:

- For those Officers and Directors that have volunteered to stay on the board in 2025 thank you for continuing your service.
- Peter welcomed Carol Magierski and thanked her for being a new Director.
- Peter will be in touch with the new Board later this week regarding event planning and other feedback.
- Peter thanked everyone for taking the time to attend and contributing to the Annual Meeting of the Membership.

Motion: Fran Frataccia moved to adjourn the meeting. Denise Ertler seconded the motion. Motion passed unanimously with no abstentions. Peter adjourned the meeting at 8:53 pm.

Prepared by: Peter H. Mason, Acting Secretary