

EXHIBIT C: BUCK LAKE WOODS PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
SATURDAY, JANUARY 25th, 2020 – 2:00 PM
Held at: 1400 Canadian Geese Trail

The meeting was called to order at 2:21PM. Several emails and text messages were sent out to all members on the email/text list for Buck Lake Woods. Packets were mailed out to the entire membership fourteen days prior to the meeting. Signs were posted on both sides of Antler Drive 3 days prior to the meeting. Board members present: Annette Some, President; Barbara Shanaghan, Vice-President; Monica Brady, Secretary; Chad Curry, Treasurer; Harold Griffith, Alternate; Tom Heath, Alternate. All members signed the roster and roll was taken. With conference calls in to the meeting, twenty-five (25) lots were in attendance and the quorum was met. Eighteen (18) proxies were collected.

All members introduced themselves. The board was introduced.

The financial report/income expense schedule, projected loan schedule, and road paving quote handouts were given to all in attendance. These handouts will be mailed to the entire membership (or emailed if that option was selected on the communication form).

The Financial Report/Income Expense Schedule and Future Expense Schedule for 2019 were reviewed. It was questioned why so much money was spent on maintenance and explained that the maintenance included removing 3 trees that fell into Yearling and Canadian Geese. **Road Work Discussion:** Repairs on Canadian Geese and Yearling were completed in 2019 by Jack Kelly by fixing potholes and gutted areas on the roads using hot asphalt, plus City of Tallahassee damage done to Canadian Geese. Options on paving the road were discussed using Jack Kelly Services, LLC's proposal to pave half of Yearling and Canadian Geese. Jack Kelly provided an estimate for paving ½ of Canadian Geese and Yearling Trail for \$45,450.00. This proposal was handed out at the meeting. To pave each road entirely, not including the cul-de-sacs, would be \$87,100.00, discounting \$3,800 for stump work and equipment mobilization savings. Members agreed to meet with Jack Kelly to discuss sections on each road to obtain an estimate to add shoulders as needed to ensure enough room for two cars to pass. Centennial Bank offered a Line of Credit up to \$100,000.00 for 5.75% for 72 months (pending transfer of bank account) with interest only payment the first year then term loan thereafter until balance paid in full. Materials about this were handed out at the meeting, including fee schedule. Additional discussions included interest costs (estimated to be approximately \$15,000.00), and estimated payment amount to be determined based on amount required to complete paving project. The membership was asked if they want to get the entire 2 roads paved this year. It will be less expensive to pave entirely then wait and do second half later. It would require a special assessment of \$150 per lot for 6 years. Once we have the entire neighborhood paved, we can vote to lower assessment eventually. Another option would be to bank our regular assessment with no special assessment for several years, with no loan. Members are concerned about a 10-foot paving strip being too narrow. Tom Heath handed out his map and details concerning widths of roads. Concerns were brought up concerning how narrow the road at 1541 Yearling is and needs to be widened. A half-tree stump (1620 Yearling) needs to be removed in order to pave down the center. Also, property lines need to be noted, so that lots are not infringed upon if the road or ditches need to be changed. Per discussions with Jack Kelly, it was explained that the paving will include tapered edges with milled asphalt to minimize dramatic surface changes. Jack Kelly will be contacted regarding options for driveway transitions. A quote for maintaining right-of-ways and islands and front entrance quarterly will be requested per membership suggestion. Current landscaping/weed-eating cost is \$300.00/per road and has been done twice a year in 2019. Backhoe work needs to be added in 2020. These type items will be listed separately on future financials. Budget includes hurricane/emergency funds. **A motion was made and seconded to approve the financial report. The motions passed unanimously.**

Reading of Annual Meeting Minutes: Portions of the 2019 Annual Meeting were read. **A motion was made and seconded to approve the minutes. The motions passed unanimously.**

Discussion ensued concerning paving options: how wide, how safe, entirely or half. A survey of Canadian Geese and Yearling was proposed. White lot markers are on each lot, to indicate where easements begin. Certain members on each road agreed to meet with Jack Kelly to discuss areas that need attention. Members can pay Jack Kelly to connect their driveway to paving. It was agreed to keep the special assessment at \$150 per lot. **A motion was made and seconded to move forward with paving both roads entirely now based on Jack Kelly Services, LLC's proposal and to approve the loan plan with the Annual Assessment of \$350.00 per lot and a Special Assessment of \$150.00 per lot annually for the length of the loan or up to six years. In addition, with concern to the right-of-way, any additional road width required on Yearling Trail will not further encroach on Debbie Atkinson's property. The motion was passed unanimously.**

Nomination of the 2020 Board: The 2019 Board members agreed to remain on the Board if the association approves. Annette asked if any members wished to join the Board. **The motion was made and seconded that the current Board be elected for the next year. It was seconded. The motion passed unanimously.** The 2020 Board will be: Annette Some, Barbara Shanaghan, Monica Brady, Chad Curry, Tom Heath and Harold Griffith.

Members would like to get Josh Yaney committed cleaning the front entrance, right of ways, and islands on a quarterly basis, with a yearly contract. Annette will reach out to Josh for a proposal.

Covenants and Restrictions (C&Rs) Amendments: Ballots were mailed out to the entire membership. Three amendments were presented, listed below. There were not enough member votes at the time of the meeting to pass any amendments presented. **A motion to table this discussion was seconded and passed unanimously.** Additional information and voting options to address concerns will be mailed for the Amendments.

1. Changes needed to match legislative updates made in 2010 regarding foreclosed homes and association rights in order to ensure we have the authority to collect the maximum amount allowable for any past due annual assessments and fees.
(YES=22 Votes and NO=1 Vote)
 - a. Oliver Austin stated he would be able to obtain the signatures needed for Amendment 1 to pass.
2. Update animal restrictions to allow goats in the subdivision. Concerns included limits on the number of goats, type of goats, if breeding would be allowed, enforcement and penalty options. Chickens were brought up. Roosters are not allowed in the city. If goats they must be miniature Nigerian Dwarf or Pygmy; if chickens, they must be female and maximum of 3. Fenced-in yard a requirement. Amendment will be re-written.
(YES=14 Votes and NO=9 Votes with additional considerations noted below:
 - One vote of yes to also include chickens
 - One vote of no but if only goats approved but yes if goats and chickens approved
3. Update requirements for changing the C&Rs to 2/3 of the members (not lots) present at a meeting instead of requiring a signature from all members. Members think C&Rs should require all members to weigh in upon these issues, because it ties to the members' property. It's a much more basic document. A member suggested we put the ballot changes right on the proxy for voting and signature in the future.
(YES=22 Votes and NO=1 Vote)

A member stated that Board members must be paid up in order to be on the Board. There's no stipulation for that in the current documents. Another member stated that all document changes need to be written up for members to read and review and decide how to vote either by signature or by vote.

The meeting adjourned at 4:10PM.

General Reminders:

PLEASE NOTE: MEMBERS, PLEASE ADVISE YOUR RENTERS, FRIENDS AND RELATIVES WHO DRIVE OUR ROADS: **THE SPEED LIMIT ON OUR 3 ROADS IS 15 MILES PER HOUR.** AND, **PLEASE DO NOT PASS** IN YOUR VEHICLE ANOTHER CAR THAT IS IN FRONT OF YOU, ON ANY OF THE ROADS. THANK YOU.

Text Alerts are available from Buck Lake Woods: To opt-in, text 850-562-8398 with 'blw' in the body to receive neighborhood information, updates and reminders. To opt-out, text 850-562-8398 with "STOP blw".

If you would like to be added to the email distribution list, please let Annette know and she will send you a communications form.

NextDoor App - it is a private social network for your neighborhood and an easy way to find out or share information with your neighbors.

Natural gas - if we get enough interest, the City of Tallahassee may offer in our neighborhood. It is currently accessible from Buck Lake Road but not in the neighborhood. Please contact the City if you are interested.