

DRAPER LAKE HOMEOWNERS ASSOCIATION, INC.
ANNUAL OWNERS MEETING
October 9, 2021
Unapproved Minutes

Call to Order

The meeting was called to order by President Peter Hansen at 3:15 p.m. at the West Pool in Draper Lake 48 Bridge Cove Rd, Santa Rosa Beach, Florida.

Roll Call and Determination of Quorum

Present in person was Peter Hansen, Bob Elberfeld, and Kerry King-Carmona. Present by e-vote and paper proxies were 37 owners, there was a quorum.

Approval of Minutes

Peter Hansen moved to approve the October 10, 2020 annual meeting minutes as presented. Motion seconded by Kerry King Carmona and unanimously approved.

President's Report

Peter Hansen announced that he was so grateful that this was the first annual meeting together in about 3 years. The community has gone through a lot of changes and growth! We have started the newsletter, Christina our new manager has really been focused on more communication to keep the owners in the loop. Our owners have been a big help and we appreciate their involvement, it makes us a stronger community. One of our owners Cindy Edmonds passed away and is missed so much, she was heavily involved in the community. There will be a memorial fund set up for her, the information will be sent out once it is announced. Peter recognized the board and owners who contribute to the community and bring extra activities to promote more involvement as well as help maintain the neighborhood. We have formed a maintenance committee this year to take a look at our assets to monitor and inspect to make sure things are in working order. A lot of improvements have been made to the east boathouse, pool areas, landscape, and signage. We strive to stay on top of everything to keep Draper Lake in great condition, we hope to continue to make improvements in the following years.

Management Report

Christina Cole thanked the owners for the warm welcome and the patience through the transition. Cindy has been the manager since Draper Lake was built and has done so much for the community. Thank you, Cindy for all you have done for Draper, and the people that surround you. She also thanked the Board for being active and supportive. She looks forward to continuing the progress and improvements as the world pulls through Covid.

Landscape Committee

Peter Hansen announced that we continue to maintain and monitor our landscape to keep everything healthy. Dead or diseased trees are removed to allow new growth, tree canopies are trimmed to allow sunlight onto the surface, and plants to help with erosion control have been planted. We will be adding testing core logs at the lake edge to also help with erosion control after recent storms have washed away our coastline walkways.

Town Architect Report

Geoff Chick has been the town architect for 2 years. Geoff announced that he was grateful to be here and to help the owners through the development process. There has been tremendous amount of activity this year, Draper Lake is unique to the area and continues to gain interest. There are high standards in the community, and he wishes to keep the heritage and vision while working with other architects to allow new ideas while ensuring that the Design Code is followed. He thanked the owners for allowing him to be a part of the community.

Real Estate & Marketing

Blake Morar could not attend the meeting to give the annual real estate update, so he made a video for owners to view prior to the meeting. There has been a significant increase in sales in 2021 compared to 2020. The numbers are quite significant and impressive.

Check out the video anytime: <http://youtu.be/NIoA3DoVzi8>

New Business

Web Site Update

Kerry King Carmona stated that the website was up and running and released this year!

www.draperlake.com

Financial Report

A draft budget for fiscal year 2022 was included in the meeting package. There is no increase in assessments the dues are proposed to stay at \$870/quarter. The Board will continue to discuss possible projects for 2022. In fiscal year 2020 a new reserve study from Sedgwick called for the reserve savings to increase from \$68,940 to \$82,320 to fund reserves using the cash flow, or “pooling” method of reserves. This level is maintained in the proposed budget. The Board will meet on Thursday October 21st to review and approve the 2022 budget.

Board Election

The candidates providing information sheets in advance of the election are Bob Elberfeld, Joe LaRocca, Jim Morano, Diana Randall, and Amy Stafford. Ballots were counted and the new Board members were announced as Bob Elberfeld, Joe LaRocca, Amy Stafford, and Jim Morano. They join Peter Hansen, Bob Hansell and Chris Chadwick on the seven-member Board of Directors.

Adjournment

The meeting was adjourned at 4:30pm.