PUMPKIN CAY GARDEN HOMES CONDOMINIUM
1 BARRACUDA LANE
KEY LARGO, FL 33037
(305) 367-3232 FAX (305) 367-3580

2010 Annual Business Meeting

DATE: February 26, 2010
TIME: 3:00 p.m.
LOCATION: Moss & Associates Office
Airport Hanger Building - 1 Barracuda Lane

I. ELECTION RESULTS

The number of candidates was equal to or less than the number of Board positions available and an election was not required.

II. CALL TO ORDER

The meeting was called to order by Mr. Marx and those in attendance were welcomed.

III. ROLL CALL

The following Board Members were in attendance:
Mr. Byron "Duke" Marx
Mr. John Grunow
Mr. Donald McClure
Mr. Donald Wright

A quorum of the Board of Directors was established.

Also in attendance:
Mr. & Mrs. Richard & Dorothy Wurzelbacher
Mrs. Suzanne Coon
Mr. & Mrs. Thomas & Priscilla Mleczko
Mr. & Mrs. Warren & Sally Peterson
Mrs. Susan Peterson
Captain Jim Underwood of Public Safety
Commander Ross Thompson of Public Safety
Mrs. Colleen Garner of Property Management
Mrs. Evelyn Moss of Property Management
Mrs. Betty Klinedinst
Mr. & Mrs. Aaron & Judy Schmidt
Mrs. Lynn Rice
Mrs. Jessie Kiley-Mitchell
Mrs. Suzanne Mullane

Represented by proxy:
M/M Robert Stocker; M/M Robert Barnhill; M/M Bradley Young; M/M Paul Obrecht Jr.

With those in attendance and represented by proxy a quorum of the Membership was established.

IV. PROOF OF NOTICE OF MEETING

The certificates of mailing for the first notice of meeting (60 day notice) and the second notice of meeting (30 day notice) were made available by Mrs. Evelyn Moss showing proof of notice of this meeting.

V. APPROVAL OF PREVIOUS YEARS ANNUAL MEETING MINUTES

MOTION: Motion made by Mr. McClure and seconded by Mr. Grunow to waive reading of the 2009 Annual Meeting minutes and accept as presented. Verbal votes were in favor of the motion. **Motion Carried.**

VI. DIRECTORS & OFFICERS REPORT

1.) Public Safety - Mr. Marx invited Public Safety to the meeting to answer any questions homeowners may have. There have been a few thefts in the neighborhood, Mr. Marx being one of them. Captain Jim Underwood and Commander Ross Thompson was introduced to the homeowners. The first question asked was what steps can the homeowners take to help? The answer - lock your doors, it takes the opportunity away. The officers said Public Safety find a lot of unlocked doors and windows, mostly by caretakers. Public Safety has increased their services to have approximately 40 homes per officer. Most thefts happen in the summer time. If each homeowner let Public Safety know who their caretakers, contractors, etc. they would know who is suppose to be coming and going. There are 7 officers each shift on duty ready to handle fires, etc. until the Key Largo officers arrive. The next question was what steps can homeowners take to protect their property when they are gone? Answer - fire/entry alarms. When the alarm sounds it go directly to central station.

Mr. & Mrs. Schmidt thanked Security for their help during the holidays when their daughter in law had to be rushed to the hospital for emergency surgery. The EMT's were wonderful. Public Safety picks up over 20,000 prescriptions from Key Largo and delivers them to the homeowners at Ocean Reef.

The homeowners would like to see better follow up by Public Safety in letting the homeowners of criminal activity know any results of the investigation. Public Safety said they would follow up with the homeowners within 24 hours.

Bob Givins is patrolling Garden Homes. Homeowners should give him as much information as possible. Such as make-model-color of cars. Any vessels parked behind the house. Housekeeper/caretaker name and vehicles they drive.

Security beams are on sunrise to sunset in the canals. New equipment and cameras are being installed. The Club has approximately 60 to 70 cameras that holds the information for two weeks and then tapes over. If is very helpful if the homeowners call as soon as possible. Call dispatch at 305-367-2222 or call Fito at 305-367-5908 if you need help off shore.

2.) Tree Trimming - Mr. Marx had a meeting with Don Murray and Valley Crest this morning. All the trees will be trimmed in June and the second cutting prior to season to remove coconuts and clean up the trees.

Mrs. Mullane brought up the fact that when the contractors use her side yard to get the heavy equipment in the back, it tears up the grass and they do not repair it. New sod will be added. Both ends of the Garden Homes are private property and the proper permission is needed for ingress and egress. Don Murray is allowed to use both ends.

3.) Pest Control - Heavenly Touch has done a good job this last year, but the homeowners would like to have them leave a card when they go in to spray to let them know they were there.

4.) Sprinklers - Don Murray can fix sprinkler heads but he is not allowed to add any additional heads. Any additions need to be authorized, as too many heads lower the pressure.

VII. MANAGER'S REPORT

The manager's report was presented by Mrs. Colleen Garner. (See attached).

VIII. NEW BUSINESS

A.) Both buildings next to Don Wright are expanding this summer. Parking may be a problem.

B.) Mrs. Schmidt said there is a bad smell coming from the lift station. The Association will find out what utility company takes care of it. Is it North Key Largo Utility Corp? Will send an e-mail to David Ritz and copy Don McClure.

C.) As there were two Board positions open and available, Mr. Tom Mleczko and Mr. Aaron Schmidt volunteered to serve on the Board.

IX. ADJOURNMENT

Mr. Marx thanked all the members in attendance for coming to the meeting and supporting the Board. The meeting was adjourned.

Respectfully submitted,

Byron "Duke" Marx
President

Evelyn Moss
Managing Agent

EM:ds

PUMPKIN CAY GARDEN HOMES

MANAGERS REPORT
2-26-10

The year ended with a budget surplus of $4,308.66. This is mainly due to water coming in under budget for $4,530. I would attribute this to the new irrigation system.

I have been in touch with Overholt regarding the dumpster. They have been renovating unit 20B across the street. They have assured me it will be gone today. As of lunch time it was still there. Will check again.

There have been no sales in the garden homes last year and there is currently one listed for sale at 2.495.

I have asked the pest control company to leave some word that they have been there. It will probably be a card on your counter.

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Board of Directors Meeting

DATE: February 26, 2010
TIME: Immediately following the 2010 Annual Business Meeting
LOCATION: Moss & Associates Office
Airport Hanger Building - 1 Barracuda Lane

I. CALL TO ORDER

Mr. Marx call the meeting to order and thanked Mr. Mleczko and Mr. Schmidt for volunteering to be on the Board of Directors.

II. APPOINTMENT OF THE ASSOCIATION BOARD OF DIRECTORS POSITIONS

The following are the Board of Directors for 2010:

Mr. Byron "Duke" Marx - President
Mr. John Grunow - Vice President
Mr. Donald McClure - Treasurer
Mr. Aaron Schmidt - Director
Mr. Tom Mleczko - Director
Mrs. Evelyn Moss - Non Voting Secretary

III. NEW BUSINESS

Landscaping - Mr. McClure will mention to O.R.C.A the common area landscaping needs to be addressed in all areas. The board would like all the landscaping up-graded. Will encourage all owners to do so.

IV. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted,

Duke

Byron "Duke" Marx
President

Evelyn Moss

Evelyn Moss
Managing Agent

EM:ds