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

2011 Annual Business Meeting

DATE: Friday, March 4, 2011
TIME: 3:00 p.m.
LOCATION: Moss & Associates Offices

I. ELECTION RESULTS

The number of candidates was equal to or less than the number of Board of Directors positions to be filled and an election was not required. Mr. Duke Marx, Mr. John Grunow and Mr. Don McClure submitted their names and will automatically fill 3 of the 5 Board seats for 2011. The two remaining seats can be filled by appointment at the Board Meeting to follow.

II. CALL TO ORDER

Mr. Marx called the meeting to order and welcomed those in attendance.

III. ROLL CALL & PROXY CERTIFICATION

The following current Board Members were in attendance:
Mr. Bryon "Duke" Marx
Mr. John Grunow
Mr. Don McClure
Mr. Tom Mleczko

A quorum of the Board of Directors was established.

Also in attendance:
Mr. Donald J. & Sharron Wright
Mr. & Mrs. Richard & Dorothy Wurzelbacher
Mrs. Janet Barnhill
Mrs. Betty Klinedinst
Mrs. Suzanne Coon
Mr. William P. Rice
Mrs. Betty Marx
Mr. & Mrs. Warren A. & Sally Q. Peterson
Mrs. Jessie Mitchell
Mrs. Susan Peterson
Mrs. Evelyn Moss of Property Management
Mrs. Colleen Garner of Property Management

Represented by proxy:
The Brush Street Trust c/o Rodney F. Wood and Mr. & Mrs. Aaron M. & Judy Schmidt.

With those present and represented by proxy and quorum of the Membership was established.

IV. PROOF OF NOTICE OF MEETING

The affidavits/certificates of mailing for the First Notice of the Annual Meeting (60 day notice), the Second Notice of the Annual Meeting (30 day notice) and the Friendly Reminder notice of the meeting were made available by Mrs. Evelyn Moss showing proof of notice of the meeting.

V. APPROVAL OF PREVIOUS YEARS ANNUAL MEETING MINUTES

MOTION: Motion made by Mr. McClure and seconded by Mr. Grunow to waive reading of last years 2010 Annual Meeting minutes and accept as presented. **Motion carried.**

VI. DIRECTOR'S & OFFICER'S REPORT

Mr. Marx addressed those in attendance, relaying some news around the Reef.

The neighboring condominium association in the Marlin Lane cul-de-sac (Pumpkin Cay No. 12) is expanding the building next door to Garden Home 54. The size of the building is very large and questions have been raised as to how ORCA could have allowed the large scale construction. ORCA advised that there was an Architectural Change Meeting and voting was cast in favor of the project. There was a complaint that the Association was not given proper notification. Mr. Wright who has seen the minutes from the meeting said the implications in the minutes are not true. After speaking to Mr. Steven Techet, chairman of the ORCA Board of Directors, there is no action the Association can take now with regard to the construction. Question was raised as to the landscaping, what types of plantings will be used to break up the large wall and Mr. Wright who lives next door has a concern about trees. Association will write ORCA and ask for a copy of the landscape plans and also copy letter to Mr. Wright.

The floating dock construction project proposed by neighboring condominium Associations Pumpkin Cay No. 13 on Marlin Lane and Angelfish Cay No.5 and Angelfish Cay No. 6 located across the canal was well noticed. This particular project received many objections and the project was withdrawn. However, whether Pumpkin Cay residents were for or against, it was felt that the project was well published.

Mr. Marx advised that Floating Docks will be constructed in the main marina. ORCA has given their blessing for floating docks in the Marina and has in its own way said that any new docks must be floating. H Dock and D Dock have applied for permits for Bellingham Marine to replace their docks with concrete floating dock systems. The latest technology for floating docks is good. The Marina is one of the life lines for the Club and it needs to be constantly improved both in appearance and in technology.

The Stockers have sold and they will be missed. The unit has been purchased by Mr. Benson Ford. He will be a good neighbor and will be renovating the unit.

VII. MANAGER'S REPORT

Manager's report was presented by Mrs. Colleen Garner. Mrs. Garner reported that the Association ended the 2010 Budget year with a surplus which can be contributed to a reduction in water usage, irrigation repairs and grounds maintenance. There are currently no account receivables, all Garden Home owners are current in the payment of their quarterly dues. Only one unit sold last year and there are not units on the market. Report attached.

VIII. UNFINISHED AND NEW BUSINESS

A. Finances

Mr. Marx commented that the Association's installation of the new irrigation system was a wonderful project and helped the Association end the year with money in the bank. Mr. McClure suggested the extra funds be put in reserve to be used for future repairs/replacement of common elements. Board will address at the Board Meeting to follow.

B. Seawall

Mr. Rice commented that as an Association we could loose the seawall and informed that he had some repairs done to the seawall behind his home.

Some complaints received about lighting on the Seawall, that it is too dark. Lighting on the water side is at the owner's discretion. Lights that are too bright or are cast in a specific direction may likely be a nuisance to neighbors across the water.

C. Flag poles

Flag poles are allowed on the water side. Installation, repair, and maintenance are homeowner's responsibility.

D. Landscaping equipment

Question was raised if there was anyway to reduce the noise made by the Landscaping equipment? The Board will check with the landscaper, Don Murray. Request will be made that any equipment that needs replaced in the future, that it be replaced with something that runs more quietly.

E. Pest Control

1. ORCAT

It was recently brought to our attention that part of ORCAT's responsibility is to trap wild animals and relocate them, animals such as raccoons and opossums. It was also brought to our attention that there is an unknown animal, a photo is circulating and it is believed to be a coyote that has killed approximately 29 cats over the last year.

2. Heavenly Touch

The Association contracts with Heavenly Touch to provide regular pest control services. Heaven Touch sprays the exterior of each home on a monthly basis and is to spray the interior on a quarterly basis. There have been some complaints that interior sprays are getting skipped. Management will check with Heavenly Touch to determine if key access is an issue.

Heavenly will also set traps for rats in the event such a problem is discovered. Sugar ants/ghost ants can be and have been a problem for some owners. Recommendation was given not to kill them, let the pest control technician see where they are coming and going from and he may be able to locate a nest and exterminate them permanently.

IX. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted,

Bryon "Duke" Marx
President

Evelyn Moss
Managing Agent

EM/jg

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2011 Annual Business Meeting

DATE: Friday, March 4, 2011
TIME: Immediately following Annual Meeting
LOCATION: Moss & Associates Offices

I. CALL TO ORDER

The meeting was called to order.

II. APPOINTMENT OF BOARD POSITIONS

Mr. Marx agreed to continue as President. Mr. Grunow agreed to continue as Vice President. Mr. McClure agreed to fill the position of Treasurer.

Some discussion ensued regarding filling the two remaining positions. Mr. Tom Mleczko agreed to retain his Director position on the Board. And the Board will ask Mrs. Janet Barnhill if she would be willing to serve and fill the remaining fifth Director position.

The following are the Board of Directors for 2011:

Mr. Bryon "Duke" Marx – President
Mr. John Grunow – Vice President
Mr. Donald McClure – Treasurer
Mr. Thomas Mleczko – Director
Mrs. Janet Barnhill – Director

III. ORGANIZATIONAL PLANNING

A. Finances

The Association has some surplus funds as a result of finishing the year with a surplus and it has been suggested that those funds be placed in reserve to fund future repairs and/or replacements of common elements. The general consensus of the Board favored the concept of saving for a rainy day. Mr. Grunow felt that based on the latest financial, Association could afford up to $25,000 and suggested a Certificate of Deposit or Money Market Account that would earn some interested. It was suggested that the Association request a cash flow from the accountant to determine if the figure of $25,000 was affordable and to look into what offers Bank of America and Gibraltar Bank may have.

B. Landscape plan for Neighboring condo

A letter will be written to David Ritz requesting a copy of the Landscaping plan for the building being constructed next door.

IV. ADJOURNMENT

The meeting was adjourned.

Respectfully submitted,

Bryon "Duke" Marx
President

Evelyn Moss
Managing Agent

EM/jg