

**PRISTINE PLACE HOMEOWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
THURSDAY, NOVEMBER 15, 2007**

I. CALL TO ORDER: President, Gayle Davis, called the meeting to order at 7:02 p.m.

II. ROLL CALL: Those in attendance included: President, Gayle Davis, Vice President, Terry Ogden, Treasurer, Josh Vilardi, Secretary, Sue Graham and Director, Rob Starz.

III. PROOF OF NOTICE OF MEETING: Debra Perricone, Management, stated the letters were sent on October 30, 2007. She also confirmed that a quorum was present in person and with proxies.

IV. READING OF MINUTES OR PREVIOUS MEETING: Rob made a motion to accept the minutes which had already been approved at a previous meeting. Mike Ingallinera seconded the motion and it passed with a unanimous vote.

V. ELECTION OF OFFICERS:

A. CALL FOR NOMINATIONS FOR INSPECTORS OF ELECTION: It was decided to hold off on this until nominations were taken from the floor. If nominations are made we will re-visit the nomination for inspectors.

B. REPORT OF NOMINATING COMMITTEE: Susan Upshur explained the procedures that the committee used to solicit nominees. The committee made arrangements to have the candidates meet with the current Board to discuss policies and answer any questions. They also had a "Meet the Candidates" night where all the nominees were available at a public forum. Gayle thanked the Nominating Committee for a job well done and asked for volunteers to serve on next year's Nominating Committee. Susan Upshur volunteered for a second term and was accepted. She will recruit other members as the time gets closer.

C. CALL FOR NOMINATIONS FROM FLOOR: There were no nominations from the floor. Ed Brown made a motion to accept the slate of officers. Dolly Braggotti seconded the motion and it carried with a unanimous vote.

D. CANDIDATES SPEECHES: Each candidate introduced him/herself to the members and spoke of her/his plans for the association.

E. CAST BALLOTS: The slate was accepted so there was no reason to cast ballots.

VI. REPORTS OF OFFICERS: Each outgoing Board member spoke briefly to the

members. They thanked the members for their support, wished the new Board the best, and offered the new Board any assistance they may need in the future.

VII. REPORTS OF COMMITTEES: The only report was from the Decorating committee. Bonnie Maier asked for volunteers for decorating for the holiday season. There was some damage to the big turkey on St. Ives and she asked for people to be aware and if they see anyone damaging any of the decorations to please call her and report the incident.

VIII. UNFINISHED BUSINESS: There was no unfinished business.

IX. NEW BUSINESS/MEMBERS FORUM:

A. WAL-MART: Fred Maier reported that Wal-Mart has appealed and we will be notified 30-40 days before there will be a public meeting on the appeal.

B. CERT: Steve Katz thanked the current Board for allotting money for next year to further the Emergency Response Team for Pristine Place. He also invited interested residents to get involved and become part of the team.

C. VACANCIES:

1. Newsletter: The December Newsletter will be the last one published under Stacie. Gayle thanked Stacie and asked for volunteers. If a resident does not take over the newsletter it will have to be outsourced and we will lose the revenue.

2. Computer Security System: Carol Kinney is not going to be doing the computer work. David Little will not be able to take it because of time constraints. Teresa Gerdvil volunteered to take it over.

3. Gate Committee: There is a need for a resident to assume the responsibility of the gates.

X. RESULTS OF VOTE: New Board members are: Frank Balogh, Stanley Beresford, Janice Bulla, Matt Gerdvil, Frank Kennedy, and Bob Villari. They will be joining Rob Starz to make up the Board for the next year.

XI. ADJOURNMENT: Ed Brown made a motion to adjourn the meeting. It was seconded by Rich Ruland and passed with a unanimous vote.

Submitted by: _____
Sue Graham, Secretary