

BROOKWOOD HOMEOWNERS ASSOCIATION, INC.  
TURNOVER MEETING MINUTES

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Crosswater Hall at Nocatee – Nocatee Room  
October 16, 2014 – 5:30 P.M.

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<b>BOARD MEMBERS PRESENT</b>	Greg Barbour – President, Michael O'Steen, and John M. White
<b>MANAGEMENT REPRESENTATIVE</b>	Denise Wallace, Amanda Huebner, and Alison Marshall of BCM Services, Inc.
<b>CALL TO ORDER</b>	Greg Barbour called the meeting to order at 5:41 p.m.
<b>WELCOME AND INTRODUCTION</b>	Greg Barbour welcomed homeowners who were present and introduced himself, Michael O'Steen, John M. White and BCM Staff outlining the responsibility of the management company, the fees and what they cover.
<b>CERTIFICATION OF QUORUM</b>	Greg Barbour declared a quorum was established.
<b>ELECTION OF BOARD</b>	Greg Barbour announced the results of the election:  William Fitzgerald Jr Elaine Prisby Kira Ramjohn
<b>COMMUNITY UPDATE</b>	<p>Greg Barbour answered questions from the homeowners and gave a brief update on the Nocatee Development and future plans for area surrounding Brookwood. Mr. Barbour explained the function of the ponds and the property's lot grading to the pond is the builders' responsibility as opposed to when it is the developers in regard to erosion questions asked.</p> <p>Homeowners voiced concerns over courtesy letters regarding trash cans, signs and parking.</p> <p>The homeowners had several issues with the parking along the streets, contractor power poles not being removed and Mr. Barbour asked Michael Osteen to call Florida Builders to have the filter claws removed.</p>
<b>MANAGEMENT COMPANY</b>	Denise Wallace advised homeowners to call her with any concerns they have, i.e., irrigation problems, street lights out, doggie bags, etc. advising them she does quarterly night visits for street light inspections and bi-weekly inspections for drainage issues.
<b>ADJOURNMENT</b>	There being no further business, the meeting adjourned at 6:45 p.m.