

Summerstone Community Association, Inc.

c/o Access Management
5322 Primrose Lake Circle, Suite C
Tampa, FL 33647

Turnover Meeting

DATE: Tuesday, August 29th, 2023
TIME: 6:00 pm
PLACE: Fairfield Inn 2650 LaJuana Rd Wesley Chapel 33543

Minutes

The meeting was opened with staff introductions, appreciation being expressed for all attending despite the approaching Hurricane Idalia and a brief overview of the meeting's purpose. It was explained that the Developer Board was in attendance via proxy.

1. Call to Order
 - The Turnover Meeting of the Summerstone Association was called to order at 6:15 pm by Access Management Regional Director of Operations Manager, Alex Gormley acting as facilitator for the meeting.
2. Establish Quorum
 - Verification of quorum was provided by Community Association Manager, Diana Chika. Forestar counted present via proxy representing the Board and properties held by Declarant, forty-seven proxies were sent in advance of the meeting and all those signed in for meeting attendance.
3. Proof of Meeting Notice
 - Community Association Manager, Diana Chika certified that Affidavits of mailing are in the official record to document that the meeting notices were mailed in accordance with FL Statute 720 and the Summerstone Governing Documents.
4. Unfinished Business
 - There was deemed to be no unfinished business.
5. New Business
 - The vote count committee was established using three volunteers that were neither Board Candidates nor related to those running. Instructions regarding the process and what would invalidate a ballot were provided. The process was conducted with staff oversight in the full view of the attendees. Votes were tallied and verified. No ballots were deemed to be invalid.
 - Questions and Answer session was conducted by Community Association Manager, Diana Chika during vote count. The Turnover Walk results and repairs in progress were discussed. It was noted that Forestar intends to conduct a status walk within ten days of the Turnover. Architectural Review application questions were asked, and the process explained. Some community Rules were touched on.
 - At the conclusion of the vote tally the committee was thanked with applause for their efforts. It was announced that the resignations via email by the Forestar Board would be accepted. The newly elected Board of Directors for the Summerstone Association were announced to be as follows: Nicole Rodriquez, Sowmya Rana Divakaran. The candidates were in attendance and

provided an opportunity to introduce themselves. All were thanked for their participation.

6. Adjourn

- There being no other business before the assembly there was a request for a motion to adjourn. The Turnover Meeting was adjourned at 6:50 pm.

Respectfully submitted by Access Management Community Association Manager, Diana Chika.

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Organizational Meeting Minutes

1. Call to order
 - The Organizational Meeting having been properly noticed to begin immediately following the Turnover Meeting was called to order at 6:51 pm with Access Management facilitating.

2. Election of Officers
 - The purpose of this meeting being for the newly elected Board to establish the Officer positions of President, Vice President, and Treasurer/Secretary. The duties typically associated with the roles were briefly reviewed along with the process.
Ms. Rodriquez made a motion to nominate Ms. Divakaran as Treasurer. Mr. Pickens seconded. Motion carries.
Mr. Pickens nominated himself for the President role. Ms. Rodriquez seconded. Motion carries.
Ms. Rodriquez nominated herself for the VP role. Mr. Pickens seconded. Motion carries.

The duty of the Board to undertake training or provide certification within 90 days that they have read and understand the documents was mentioned. The Board Code of Ethics was briefly discussed and the next meeting.

3. Adjournment
 - There being no further business before the Board there was a call for a motion to adjourn. The meeting was adjourned at 7:05 pm.

Minutes respectfully provided by Access Management Community Association Manager, Diana Chika