

Preserve at Wildwood

Homeowner's Association, Inc.

March 14, 2025

Second Notice of Annual Members Meeting and Election of Directors

In accordance with the Bylaws of the Association, notice is hereby given that the Annual Meeting of the Membership shall be held on the following date, time and place....

Date: April 5, 2025
Time: 5:30 pm
Place: ON SITE – Wild Egret Cul-De-Sac
183 Wild Egret Lane
St. Augustine, FL 32086

This meeting will take place regardless of the weather, and **a pot lock will follow after**
Please dress appropriately, bring a seat, and a dish to share!

The purpose of this meeting shall be to elect members of your Association to the Board of Directors. There are 2 (two) Seats available on the Board and there are 2 (two) Candidates. The Candidates are:

- Nancy Lavin Piesco – No Candidate information sheet/resume included
- Brian Morosco – No Candidate information sheet/resume included

There being no more candidates than seats, an election is not necessary and these owners will automatically be seated to the Board at the time of the meeting!

An Organizational Meeting of the New Board of Directors will be held immediately after the Membership Meeting.

IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING, PLEASE complete the attached General Proxy form and return it to us on or before the date/time of the meeting. A minimum of 30% of all members must be present, either in person or by proxy, or a meeting may not be held. Please return your Proxy to us in one of the following 3 ways....

By mail to: Preserve at Wildwood Homeowner's Association, Inc.
2695 Dobbs Road
St. Augustine FL 32086
Or By Fax to: 904-217-7712
Or Scan and email to: KChapman@AllianceRM.biz

Preserve at Wildwood
Homeowner's Association, Inc.

Annual Membership Meeting

April 5, 2025 – 5:30 pm

ON SITE – Wild Egret cul-De-Sac
183 Wild Egret Lane
St. Augustine, FL 32086

AGENDA

- Call to Order – Establish a Quorum
 - Welcome and Meeting Protocol
 - Proof of Meeting Notice
 - Approval of Annual Meeting Minutes: April 20, 2024
 - Board Reports
 - President's Report
 - Vice President's Report
 - Secretary/Treasurer's Report
 - Acclamation of Directors
 - Homeowner Forum
 - Adjournment
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Board of Director's Organizational Meeting
April 5, 2025, Immediately following Annual Meeting

ON SITE – Wild Egret cul-De-Sac
183 Wild Egret Lane
St. Augustine, FL 32086

AGENDA

- Call to Order – Establish a Quorum
 - Establish Officers
 - Other – Review and Approve 12/11/2025 Budget Meeting minutes
 - Adjourn
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Preserve at Wildwood Board of Directors Budget Meeting December 11, 2024

Call to order- Establish a quorum

The meeting was called to order at 6:06 PM. Present were: Nancy Lavin, President; Cathy Engel, Vice President; Brian Morosco, Secretary/Treasurer. A quorum was established. Also present: Kristen Chapman, representing Alliance Realty and Management, and 2 homeowners.

Review and Approve Board Meeting Minutes; 04/24/2024

The Board briefly reviewed the meeting minutes from their last Board meeting; There being no changes, MOTION made by Nancy Lavin to approve these minutes as drafted, Seconded by Cathy Engel. All Ayes, Motion carried.

Review and Approve PROPOSED Records retention policy

The Board briefly reviewed the PROPOSED records retention policy. Kristen Chapman advised that these records retention policies were required to be in place before the end of 2024, but F.S. 720 outlines the length of time for which certain records must be maintained, and that these policies reflected those as currently written. There being no questions or further discussion, MOTION made by Brian Morosco to approve these policies as drafted; Seconded by Cathy Engel. All Ayes, Motion carried.

Review and Approve PROPOSED Hurricane shutter policy

The Board briefly reviewed the PROPOSED hurricane shutter policy. Kristen Chapman advised that these policies were required to be in place before the end of 2024, and that these were to give owners specifications/clearance for temporary hurricane shutters. There being no questions or further discussion, MOTION made by Cathy Engel to approve these policies as drafted; Seconded by Brian Morosco. All Ayes, Motion carried.

Use of Resident Portal

Nancy Lavin advised that the Board would not be utilizing the owner portal via the Alliance website, and that the community would continue using their own website (currently maintained by Brian) to host association records and documentation in compliance with Florida Law.

Board Positions and Continuing Education

The Board advised that there was an error in their positions as reflected on Sunbiz, and gave Kristen Chapman the correct roster of who is holding what office to correct those records. She advised that these would be corrected during the first week in January when Associations were required to file with Sunbiz and would make sure that positions were accurately reported. Also discussed was the need for Board continuing education and compliance with those new Florida laws.

Resident Concerns

Nancy Lavin opened the floor to those owners present to approach the board of any concerns or matters for deliberation. One homeowner took this time to thank the Board for their work in the community. Another had questions about the status of the project to run irrigation to a portion of community common area. Brian and Nancy advised on that. Additional discussion was held on a community work day to help do some landscaping around the community, which was scheduled for: February 8, 2024. Cathy Engel was listed as the point person to help organize this.

Review and Approved PROPOSED 2025 Budget

Nancy Lavin presented the Budget and went over the line items put forward for 2025 expenditures. There being no questions or concerns, MOTION made by Brian Morosco to approve the budget as drafted; Seconded by Cathy Engel. All Ayes, Motion carried.

2024 Financial Reporting ETA

The Board inquired with Management on its reporting obligations and the time in which it must be done by. Kristen explained the different reporting levels based on income and explained that because their income is less than \$150k annually, they are only required to provide a cash report and they could expect to have that done and available to the owners no later than the end of February 2025.

Next meeting date

The Board deliberated on the next meeting date, and decided that their next meeting (The Annual Members Meeting) would be held on: April 5, 2025, at 5:30PM on the Wild Egret Cul De Sac.

Other

Kristen Chapman advised that as she was coming on as their community manager, she wished to get some brief updates on some outstanding matters, which included:

Delinquent accounts

Easement and fencing concerns

Annual Owner Palm Trimming (currently coordinated with 'The Working Man')

Adjournment- There being no further business to come before the Board, MOTION was made by Nancy, seconded by Brian, to adjourn the meeting at 7:32 PM.

Respectfully submitted,
Kristen Chapman
Secretary-Pro-tem

Preserve at Wildwood

Homeowners Association, Inc.

Minutes

Annual Members Meeting and Election of Directors

April 20, 2024

Cul-de-sac at Preserve at Wildwood

- Call to Order- Meeting was called to order at 5:32pm
 - Establish a Quorum- a quorum was established, all 3 Board members were present, Nancy Piesco, Brian Morosco and Kevin Walsh, with 17 homeowner's present and Elizabeth Nichols representing Alliance Realty.
 - Review and Approve Previous Meeting Minutes- Nancy made a motion to approve the previous meeting minutes, Kevin seconded the motion. All ayes, motion carried.
 - Election of Board- There was one seat up for election with one member who submitted an intent to run form. No election was needed, Kathy Engle was given the open seat.
 - Open Forum
 - Adjournment- Meeting was adjourned at 5:39 pm
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Organizational Board Meeting

Following the Annual Members Meeting

Minutes

- Call to Order – Establish a Quorum Meeting was called to order at 5:40 pm and a quorum was established with 3 Board members present.
 - Appointment of Directors
 - Nancy Piesco- President
 - Cathy Engle- Vice President
 - Brian Morosco- Secretary/ Treasurer
 - Adjournment, meeting was adjourned at 5:41pm motioned by Nancy, seconded by Brian.
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