

# 2006 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

**FILED**  
**Apr 10, 2006 8:00 am**  
**Secretary of State**

04-10-2006 90332 024 \*\*\*\*70.00

<b>DOCUMENT # 755091</b> 1. Entity Name <b>MARKHAM PLACE HOMEOWNERS ASSOCIATION, INC.</b>					
Principal Place of Business <b>140 ARCHERS POINT LONGWOOD, FL 32779 US</b>				Mailing Address <b>140 ARCHERS POINT LONGWOOD, FL 32779 US</b>	
2. Principal Place of Business <b>171 Archers Pt</b>				3. Mailing Address <b>171 Archers Pt</b>	
Suite, Apt. #, etc.				Suite, Apt. #, etc.	
City & State <b>Longwood FL</b>				City & State <b>Longwood FL</b>	
Zip <b>32779</b>		Country <b>US</b>		Zip <b>32779</b>	
Country <b>US</b>		4. FEI Number <b>59-3511735</b>			
5. Certificate of Status Desired <input checked="" type="checkbox"/> <b>\$8.75 Additional Fee Required</b>				Applied For <input type="checkbox"/> Not Applicable	
6. Name and Address of Current Registered Agent <b>LAFFREDI, KAREN 140 ARCHERS POINT LONGWOOD, FL 32779</b>				7. Name and Address of New Registered Agent Name <b>LORETTA DISALVATORE</b> Street Address (P.O. Box Number is Not Acceptable) <b>171 ARCHERS PT.</b> City <b>Longwood</b> FL <b>32779</b>	
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent. SIGNATURE <i>Loretta Disalvatore</i> <span style="float: right;">3-26-06</span> <small>Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when terminating) DATE</small>					
<b>Filing Fee is \$61.25 Due by May 1, 2006</b>		9. Election Campaign Financing Trust Fund Contribution. <input type="checkbox"/> <b>\$5.00 May Be Added to Fees</b>		<b>Make check payable to Florida Department of State</b>	
<b>10. OFFICERS AND DIRECTORS</b>			<b>11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10</b>		
TITLE NAME STREET ADDRESS CITY - ST - ZIP	P <b>CARLEY, JR, WILLIAM D</b> <b>111 HUNTERS TRAIL</b> <b>LONGWOOD, FL 32779</b>	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	P <b>HIGGINS, JOHN</b> <b>130 HUNTERS TRAIL</b> <b>LONGWOOD, FL 32779</b>	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY - ST - ZIP	VP <b>HIGGINS, JOHN</b> <b>130 HUNTERS TRAIL</b> <b>LONGWOOD, FL 32779</b>	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	VP <b>YACKWACK, MICHAEL</b> <b>220 HUNTERS TRAIL</b> <b>LONGWOOD, FL 32779</b>	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY - ST - ZIP	S <b>SCHMITT, NANCY</b> <b>151 ARCHERS POINT</b> <b>LONGWOOD, FL 32779</b>	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	<b>SAME</b>	<input type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY - ST - ZIP	T <b>LAFFREDI, KAREN F</b> <b>140 ARCHERS POINT</b> <b>LONGWOOD, FL 32779</b>	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	T <b>LORETTA DISALVATORE</b> <b>171 ARCHERS POINT</b> <b>LONGWOOD, FL 32779</b>	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY - ST - ZIP	BMAL <b>YACKWACK, MICHAEL</b> <b>220 HUNTERS TRAIL</b> <b>LONGWOOD, FL 32779</b>	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	BMAL <b>JOSEPH WEBSTER</b> <b>220 ARCHERS POINT</b> <b>LONGWOOD, FLA 32779</b>	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY - ST - ZIP	 	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY - ST - ZIP	 	<input type="checkbox"/> Change <input type="checkbox"/> Addition
12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver, or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.					
SIGNATURE: <i>Loretta Disalvatore</i> <small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR</small>			3-26-06 407-767-8853 <small>Date Daytime Phone #</small>		

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State of Florida – Registration Report  
March 8, 2006

**Current Registered Agent:**

Loretta DiSalvatore  
171 Archers Point  
Longwood, Florida 32779  
407-829-2088

**Principle Place of Business:**

171 Archers Point  
Longwood, Florida 32779

**Mailing Address**

171 Archers Point  
Longwood, Florida 32779

**Officers:**

**President**

John Higgins  
130 Hunters Trail  
Longwood, Florida 32779  
407-333-0761

**Treasurer**

Loretta DiSalvatore  
171 Archers Point  
Longwood, Florida 32779  
407-829-2088

**Vice President**

Michael Yackwak  
220 Hunters Trail  
Longwood, Florida 32779  
407-883-0528

**Director at Large**

Joseph Webster  
220 Archers Point  
Longwood, Florida 3277  
407-804-0318

**Secretary**

Nancy Schmitt  
151 Archers Point  
Longwood, Florida 32779  
407-333-0035

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**Minutes for the Board of Directors Meeting  
immediately following the Annual Meeting  
Markham Place Homeowners Association, Inc.**

**Sunday, February 26, 2006**

The Markham Place Homeowners Association, Inc. Board of Directors met following the annual meeting. Loretta DiSalvatore, Nancy Schmitt and Joseph Webster were elected at the annual meeting by the membership to serve on the Board of Directors.

The Officers for the Board of Directors were elected as follows:

President – John Higgins

Vice-Pres – Michael Yackwak

Secretary – Nancy Schmitt

Treasure – Loretta DiSalvatore

Director at Large – Joseph Webster

President, John Higgins moved to have Tom Kuchma continue as chairmen of the ARC. The Board agreed. Sara Monahan will be contacted regarding her interest to remain on the ARC. Joe Webster, Director at Large, will be the Board representative on the ARC. It was decided that the ARC will follow-up with several previous concerns.

John Higgins will serve as chairman of the Insurance Committee with volunteers from the membership: Loretta DiSalvatore, Merle Flandermeyer and Steve Graham and Joe Webster. This committee will research insurance coverage as stated in the annual meeting minutes.

Additional committees to address issues in Markham Place will be created following discussion at the March Board of Directors meeting.

The next meeting will be held March 29<sup>th</sup> at 3:00 p.m. at the home of Loretta DiSalvatore, 171 Archers Point.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,  
Nancy Schmitt, Secretary

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**Minutes of the Annual Meeting  
Markham Place Homeowners Association, Inc.**

**February 26, 2006**

The annual meeting for the Markham Place Homeowners Association, Inc. was held at the home of Chas and Nancy Schmitt, 151 Archers Point, Longwood, FL on Sunday, February 26, 2006.

Call to Order

President, Dave Carley, called the meeting to order at 7:30 p.m.

Those homeowners in attendance included: Steve and Sandi Graham, Linda Schoonover and Dave Carley, Jon and Cynthia Martin, Glenn Brunskill and Michael Yackwak, Tom and Mary Kuchma, Rick and Sara Monahan, Joyce Sudeall, Jim and Loretta DiSalvatore, Merle and Linda Flandermeyer, Hank Kaczowka, Peg Martin and Scott Boodman, Chas and Nancy Schmitt, Joseph Webster, Bill and Karen Laffredi, and John Higgins. Those unable to attend but willing to give the board their proxys were: Robert and Yvonne Clemments, Earl and Kathi Hodil, Bill and Nelli Smith, Pam Hale, and Scott and Susie Plakon.

Officers Reports

Nancy Schmitt, Secretary, distributed minutes from the last annual meeting. Following review, Linda Schoonover moved that the minutes be approved. Rick Monahan seconded the motion. Motion carried.

Karen Laffredi, Treasurer, distributed the treasurer's report and the Projected 2006 budget. Following review and discussion, Steve Graham moved to accept both reports. Chas Schmitt seconded the motion. Motion was unanimously passed by the membership.

Tom Kuchma, Architectural Review Committee Chairman, reported the committee has reviewed plans for the home to be built by developer, Charles Ayres on Hunters Trail. Tom also relayed that the ARC has had positive communication regarding requests to have the architecture of the home blend well with existing homes and has been effective in making our Declaration of Restrictions an important part of this lot development.

Old Business

President, Dave Carley reported:

a.) The Third Amendment to the Declaration of Restrictions was approved by 80% of homeowners as stated in the by-laws and has been filed with Seminole County by Vice President, John Higgins. Current complete copies of the Declarations of Restrictions and By-Laws are available on request from the secretary.

b.) Maintenance repairs made this year include repainting the street and stop signs, pressure washing the entrance walls and repainting the fence along Markham Woods Road, and repairing the fence following an accident.

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c.) A "No Soliciting" sign is in the process of being purchased to place on one of the brick entrance columns. This will discourage solicitors and give the homeowners some recourse if solicitors come into the neighborhood.

d.) The ARC has been effective this year in researching info on two homes in foreclosure and communicating with homeowners regarding improvements and concerns.

e.) E-mail communication has provided positive communication for notices and concerns. Each homeowner that can be reached this way is encouraged to provide an e-mail address for the secretary.

### New Business

#### A. Proposed Dues Increase

Treasurer, Karen Laffredi, presented the proposed dues increase necessary to cover cost of living increases and build a contingency fund for unexpected future expenses. Karen reviewed expenses versus income over the past several years and related information to the 2006 proposed budget. Chas Schmitt moved that the annual homeowners dues be raised \$50, making the annual homeowners dues \$200 per year beginning in 2007. This increase will cover cost of living increase and also provide contingency funds to cover unexpected minor expenses. Sandi Graham seconded the motion. Following discussion, including comparison of our dues to other neighborhoods, it was determined that the dues increase is necessary to cover future expenses and the motion was unanimously carried.

#### B. Proposed Insurance Coverage

Vice-President, John Higgins, presented information regarding insurance coverage for the Markham Place Homeowners Association, Inc. Chas Schmitt moved to approve up to \$4000.00 in the budget for insurance. Steve Graham seconded the motion. Following discussion, it was decided that the Board will continue to study three (3) kinds of insurance in 2006; these being, General Liability Insurance of \$2,000,000 for common Markham Place general risk exposures; Professional Liability Insurance of \$2,000,000, and Property & Casualty Insurance for our common property with an estimated market value of \$75,000. If the Board finds such coverage and the total combined premiums for such insurances is \$4000 or less on an annualized basis, then the Board will purchase it and fund the 2006 pro-rated premiums out of 2006 running budget surplus. Also, if the Board finds such coverage in 2006 and purchases it, the dues for owners will be increased beginning in 2007 by as much as \$125.00 per owner (based on an estimated 35 paying owners.) This dues increase will be proportionately lower if the insurance premiums turn out to be lower than \$4,000.00 annualized. If the Board cannot find insurance coverage, with combined total premiums of \$4000.00 or less, then it will not contract for such insurance, but will call a special membership meeting in 2006 to discuss the whole insurance issue further.

An insurance committee, consisting of John Higgins, Joe Webster, Loretta DiSalvatore, Merle Flandermeyer and Steve Graham, will continue further research to locate the best insurance coverage and report back to the Board of Directors.

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#### ELECTION OF BOARD MEMBERS:

Linda Flandermeyer, Nominating Chairman, presented the slate to fill three available positions on the Board of Directors. Members nominated were Loretta DiSalvatore, Nancy Schmitt and Joseph Webster. There were no nominations from the floor. Ballots were distributed and counted. The above named members were unanimously elected for a two-year term. Current Board members include John Higgins and Michael Yackwak, who each have one year remaining on his term as a director.

Michael Yackwak spoke on behalf of the ARC thanking all homeowners for home improvements that have been recently completed. These improvements add to the overall value and appearance of the neighborhood.

Linda Flandermeyer moved to adjourn the meeting. Sandi Graham seconded the motion. The meeting was adjourned.

Respectfully submitted,

*Nancy D. Schmitt*

Nancy Schmitt, Secretary  
Markham Place Homeowners Association, Inc.