

# 2007 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT

**FILED**  
**Apr 10, 2007 8:00 am**  
**Secretary of State**

04-10-2007 90014 045 \*\*\*\*70.00

<b>DOCUMENT # N36096</b> 1. Entity Name <b>CHALFONT VILLAS ADULT HOMEOWNERS ASSOCIATION, INC.</b>					
Principal Place of Business <b>4741 SILVER CIRCLE ZEPHYRHILLS, FL 33541</b>			Mailing Address <b>4741 SILVER CIRCLE ZEPHYRHILLS, FL 33541</b>		
2. Principal Place of Business - No P.O. Box #  Suite, Apt. #, etc.		3. Mailing Address  Suite, Apt. #, etc.			
City & State		City & State			
Zip	Country	Zip	Country	4. FEI Number <b>NOT APPLICABLE</b>	
5. Certificate of Status Desired <input checked="" type="checkbox"/>				Applied For Not Applicable	
6. Name and Address of Current Registered Agent  <b>SNYDER, MELISSA 4715 SILVER CIRCLE ZEPHYRHILLS, FL 33541</b>				7. Name and Address of New Registered Agent Name <b>LISA DePaul</b> Street Address (P.O. Box Number is Not Acceptable) <b>4739 Silver Cir</b> City <b>Zephyrhills</b> <b>FL</b> Zip Code <b>33541</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 <u><i>Lisa DePaul, Secretary</i></u> DATE <u>4-6-07</u> <small>Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating)</small>					
<b>Filing Fee is \$61.25 Due by May 1, 2007</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	PD ABERCROMBIE, FRED A 4769 SILVER CIRCLE ZEPHYRHILLS, FL 33541	<input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	PD Adam DePaul 4739 Silver Cir Zephyrhills, FL 33541	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	VD LARNER, ROGER 4749 SILVER CIRCLE ZEPHYRHILLS, FL 33541	<input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	VP Rita Harbeson 4759 Silver Cir Zephyrhills FL 33541	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	S BECKETT, LISA 4739 SILVER CIR ZEPHYRHILLS, FL 33541	<input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	S Lisa DePaul 4739 Silver Cir Zephyrhills FL 33541	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	D ELDER, DEBBIE 4770 SILVER CIRCLE ZEPHYRHILLS, FL 33541	<input type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP		<input type="checkbox"/> Change <input type="checkbox"/> Addition
TITLE NAME STREET ADDRESS CITY-ST-ZIP	T SNYDER, MELISSA 4745 SILVER CIR ZEPHYRHILLS, FL 33541	<input checked="" type="checkbox"/> Delete	TITLE NAME STREET ADDRESS CITY-ST-ZIP	T Barbara Prettyman 4772 Silver Cir Zephyrhills, FL 33541	<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: <u><i>Lisa DePaul</i></u> <small>SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR</small>			Date <u>4-6-07</u> Daytime Phone # <u>813-732-1417</u>		

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**ATTACHMENT**

February 7, 2007

**Chalfont HOA Board Meeting Minutes**

Meeting began 7:10p – Adjourned – 7:50p

**Attendance**

President: Freda Abercrombie  
Vice President: Roger Lerner  
Treasurer: Melissa Snyder  
Secretary: Lisa DePaul (Beckett)  
Director: Debbie Elder

Attendance was taken. Meeting called to order by the president, Freda Abercrombie, at 7:10p.

Officers were introduced and residence in attendance introduced themselves.

Agenda was briefly outlined as well as voting procedures.

Since a forum was not present, officer election results will not be decided until all ballots have been sent to and collected from those not able to attend. Return date for absentee ballots will be February 21, 2007.

Election of new officers discussed –

Officer terms are two years. 3 people are needed for the board, but 5 are preferred.

Treasurer report discussed – including upcoming budget issues.

President opened discussion for homeowners on issues not covered in current agenda. Pool issues were added as well as past discussion on speed bumps.

Pool issues –

The pool has been closed by the Health Department again. Mr. Martin from the Health Department will be contacted to see when pool can re-open. Repairs have been made (broken pump), and the pool service is working to bring pool back up to code. At this point it looks like every possible part for the pool area has been replaced. This should solve most of the Health Department issues and reduce any future system failures with the pool and equipment. This problem was compounded by the past pool service not being diligent in their service – a new company has taken over and continues to work toward making the pool balance properly again. This also made for extra costs and charges not in the previous budget.

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While the last vote to have pool repairs and resurfacing done passed, there is no money in the budget to move forward. Residents were concerned if the votes would still count when money was available. HOA says yes but it would be up to the next elected HOA board to say for sure.

All items voted on over the past 2 years (with exception of the pool repairs), are null and void. Nothing passed due to the 2/3 majority voting rule in the by-laws. The speed bumps, 2 lots merging into 1 lot, Declaration updated – none of these were legally approved so will not happen. 2/3 majority of the community needed to participate did not bother to vote – according to the by-laws this is required without it nothing happens.

The by-laws and the declaration are in desperate need of being updated. The wording needs to be clear and in some areas fixed altogether. The majority voting percentage needs to be amended. Our quorum numbers are much higher than the state requirements (which are only 30%). The by-laws and declaration are still set by the original association and something needs to be done to make terms more up-to-date. Nothing is specific; no guidelines are in place for fines or penalties, or restrictions. It's just all about being a good neighbor. Everyone in attendance did agree this should be fixed; fines should be imposed when needed. The question was presented: how to fix the problem with meeting quorum. If it's difficult to achieve now surely updating the by-laws and declarations will be nearly impossible. Someone suggested going door-to-door if necessary. Perhaps when things are passed those people not participating might "get with the program" when decisions start being made without them. This might get more people in the community involved.

The budget discussion continued –

The balance in the HOA account is \$4,000. The reserve was depleted covering expenses unforeseen this past year. The HOA attorney billed for services dating back over the past few years, the homeowners insurance tripled (this was partly due to the value increase of the clubhouse), and lawn service cost went up. The association dues remained the same and have been the same for several years. While cost of living increased the HOA board was not increasing dues to accommodate. Part of this budget issue was due in part to the large oak that fell across the front entrance and had to be removed at a cost of \$4,000. This mishap was caused by a storm that came through earlier in the year, but cost was not covered by insurance. Since it was considered an emergency the board went ahead with removal plans. Someone asked why it wasn't covered by insurance – Commercial Homeowners Insurance covers the pool area and the clubhouse (which is required), unfortunately it does not include trees or the front entrance wall.

With regards to association dues – the recent increase in quarterly dues may not be enough to cover the budget for the upcoming year. While cost of living increases are acceptable for board members to vote and pass without

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community input, the current board is trying to keep it down. And while special assessments are also trying to be avoided, it may be necessary for the new board to do another increase before this year is over. This discussion continued when someone asked if the recent increase would be enough to cover expenses. The realistic answer was "no". There are 37 lots and not everyone is up-to-date on dues. While 1 owner is making a slight effort to become current, another has already been turned over to the HOA attorney to begin legal action. Board members get a \$10.00 per month break for being a board member. With this explained several residents expressed anger over a specific resident not paying dues and still having lawn service. Most residents felt if everyone else was paying on time this particular party should also. When legal action was mentioned everyone seemed fine with that. The residents also seemed to be ok with the increase of \$150.00 per quarter and even the possibility of another increase this year.

Mr. Perry, a resident, commented – we had a good set up. Other communities were much more expensive. The board then commented- before they voted on this recent increase a comparison was done with several other communities in the area – we were definitely under the norm.

An updated resident list will go out to all the residents to let everyone know who lives in the community. This list will not contain phone numbers but it will have an attachment asking for updated information. The HOA secretary will include a little package containing copies of the current By-Laws, Declaration and Complaint Form. Information will be asked to be returned to her for purposes of updating the association records.

Most of the maintenance was being done by Roger, the Vice President. Since he will not be on the board any longer he has asked for a volunteer to take over maintaining the lights on the Chalfont community property. Sean Perry volunteered. This will basically consist of changing the street light bulbs when they go out.

### Lawn care –

Residents still are not happy with the current lawn service. The board has over the past year tried to get several quotes, unfortunately everywhere else is more expensive and they aren't willing to meet the current rate. The residents said they don't want to go any cheaper; they aren't getting much for the money now. For the time being we will stay with current lawn service.

Ballots were handed out to vote on new board members for the 2007-2009 term. Addresses were required on the ballots to make sure everyone eligible would get a ballot and those absent from the meeting would be mailed one. The return date for ballots will be February 21, 2007. The current president will notify new board members and set up a meeting to over everything.

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Lisa DePaul has decided to stay on as Secretary, Rita Harbenson interested in Vice President, Barbara Prettyman interested in Treasurer, Debbie Elder decided to continue with the Director's position. Write-ins were welcomed.

The question asked was: What is a director?? Basically maintenance but Roger assumed those duties. Freda, the current president stated that the secretary and treasurer had specific duties but everyone else on the board shares duties and responsibilities, we all work together to make decisions.

At this point in the discussion – Adam DePaul asked if anyone would object to him being on the board since his wife was serving as secretary. Everyone was in agreement – this would not be a problem. He was written in as president on ballots by those interested in having him serve, pending absentee ballots being counted.

Freda then explained if we were a fully functional association with full resident participation there would be committees and sub-committees. Since we cannot achieve a quorum – committees are not even an option. (no one in the community is participating now). Can renters be involved, someone asked.. No – only those who are lot owners. (as stated in the by-laws).

The next topic of discussion was about bank fees. When the treasurer gave the report it was noted that miscellaneous bank fees were over \$300.00. At least half of the total cost had been because of bounced check charges. When this was brought up a resident asked what was done when a check bounces. Are checks still accepted? At this time a letter is sent and the person is asked to pay the bank charges as well as the amount of the check. The residents want a statement included "no personal checks accepted". The board agreed to discuss options at next meeting.

Home improvements came up. One resident asked what could be done about homeowners letting their property look like "pig pens". A formal letter must be sent to the HOA board. They will discuss and send a letter to the homeowner asking for improvement. Also noted was outside home improvements. All outside improvements must be approved by the HOA.

Clubhouse restroom keys are available – see Roger. There will be a \$5.00 charge for lost keys.

The meeting concluded with by-laws and declarations - what needs to happen to change them. They must be written and proposed to all residents. Voted on and passed according to the 2/3 majority rule then submitted to the HOA attorney for processing.

Meeting Adjourned

Lisa DePaul  
Secretary

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March 14, 2007

ADDENDUM TO FEBRUARY (ANNUAL) MEETING

March meeting held - votes counted, officers officially announced:

New Homeowners Association Board for 2007-2009 Term:

President: Adam DePaul

Vice President: Rita Harbeson

Treasurer: Barbara Prettyman

Secretary: Lisa DePaul

Director: Debbie Elder

Lisa DePaul  
Secretary