

**2023 ANNUAL SHAREHOLDERS MEETING
DEER CREEK GOLF AND TENNIS RV RESORT, PHASE TWO,
A FLORIDA COOPERATIVE CORPORATION
REGAL RIDGE COOPERATIVE
DEER CREEK MAIN CLUBHOUSE
42749 HIGHWAY 27
DAVENPORT, FLORIDA 33837
WEDNESDAY, JANUARY 11TH, 2023
10:00AM TO 12:00PM**

Call in (Audio Only) 321-754-9506

Access Code: 832 699 915#

MINUTES

- I. CALL TO ORDER: Meeting called to order at 10:25AM.**
- II. COLLECTION OF BALLOTS NOT YET CAST: All ballots collected.**
- III. ELECTION OF CHAIRMAN OF THE MEETING UNLESS THE PRESIDENT OR VICE PRESIDENT IS PRESENT, IN WHICH CASE HE SHALL PRESIDE**
- IV. CALLING OF THE ROLL, CERTIFYING PROXIES, DETERMINATION OF QUORUM: 6 proxies and 70 in-person, total 76. 50 needed for quorum.**
- V. PROOF OF NOTICE OF THE MEETING OR WAIVER OF NOTICE: Notice mailed and affidavit of mailer shown. Notice posted at Laundry and restrooms, and e-mailed to all opted-in owners.**
- VI. READING AND DISPOSAL OF ANY UNAPPROVED MINUTES: Motion by Rickey Lester to approve prior meeting minutes from 1.13.2022 and 12.6.2022. Brian Grim seconds the motion. All in favor, motion passes unanimously.**
- VII. REPORT OF OFFICERS: None..**
- VIII. REPORT OF COMMITTEES: Report by Dale St. Clair regarding the Clubhouse Committee. Mr. St. Clair requested the status of the survey and why it was not sent to the shareholders. The Board explained that they did not approve of the survey provided by the Clubhouse committee. Mr. St. Clair asked if the Board understood the survey. The Board confirmed that they did understand. Kevin Myerscough, Lot 326, motioned to vote for or**

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against the clubhouse. Chuck Redfern seconds the motion. Shareholder's were asked to raise their hands if they want a clubhouse. 5 shareholder's raised their hands. Shareholder's were asked to raise their hand if they do not want a clubhouse. The majority of the room raised their hand. The Board concluded that there is no point in spending any more time or effort on building a clubhouse. All in favor, motion passed unanimously.

IX. APPOINTMENT OF INSPECTORS OF ELECTION: Byrd Mathis, Erma Pack, Susan Degen and Martina Bennett were appointed as inspectors of the election.

X. DETERMINATION OF NUMBER OF DIRECTORS: Manager announced that there were two positions open on the Board:

Ricky Lester and Emily Braden's positions were open.

XI. ELECTION OF DIRECTORS: The ballots were counted, and the vote was as follows:

**Dave Cook 49
Kevin Myerscough 43
Ricky Lester 35
Michael MacLean 21**

Dave Cook and Kevin Myerscough are elected to the Board.

XII. UNFINISHED BUSINESS:

Lynne Porter, Lot 218, stated that regulations are not being enforced as there are many large dogs in the community. Betty Thomas confirmed that the dogs are large and aggressive. Board explained how they attempted to prohibit this from happening on behalf of the Cooperative by confirming with the Cooperative's attorney that emotional support animals cannot be counted as pets. The Board was advised that there was no choice but to allow the sale regardless of the amount or size of pets.

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Lot 203 questioned how many lots are being mowed, and the cost of the landscaping contract.

James Marsh asked what happened to the 55+ community sign that used to be at the entrance and asked that the sign be replaced. Motion by James Marsh to order an 18" x 24" sign to read "55+ Community". Chuck Redfern seconds the motion. All in favor, motion passes unanimously.

Dale St. Clair said he heard a rumor that the Board was considering selling to a 45 year old person. The Board confirmed that no purchaser's were presented to them that are 45 years old. However, the question was presented by a realtor from Oates Realty, and the Board discussed changing the documents of the community to reflect the 55+ community, since it is not already specified in the documents. The Board explained that currently there is no legal basis to deny purchasers under 55 years of age.

XIII. NEW BUSINESS:

- a. Placing a spending cap on the maximum that the Regal Ridge Board can spend on any new project or multi-phase projects without RR Membership approval: This item was requested to be added to the agenda by Paul Rempfer, who was not present at the meeting. However, the Board explained that the documents allow that all items that are represented in the operating costs and reserve accounts are approved to be spent by the Board to maintain the community. All other items need shareholder approval.**

XIV. ADJOURNMENT: Motion by Dale St Clair to adjourn. Brad Scott seconds the motion. All in favor, meeting adjourns at 11:47AM.