



South Winds Homeowners Association, Inc.
 P.O. Box 213
 Essex, Connecticut 06426-0213
<http://www.southwindsessex.org/>

ANNUAL MEETING ANNOUNCEMENT

November 7, 2010

The annual association meeting will be held at the Essex Elementary School on Tuesday, December 6th, 2011 at 7:00pm. On the back of this agenda, you will find the proposed budget for 2012. Also enclosed, you will find a Proxy* for those who are not able to attend, and a copy of last year's meeting minutes. Please consider the position of President for the South Winds Homeowners Association as Don Himsel has fulfilled his obligation.**

This year there will be a drawing for a \$100 gift certificate to Gabrielle's. We will draw the name after adjournment, and the lucky homeowner must be present to win.

MEETING AGENDA

• President's opening remarks:	Don Himsel
• Roll call:	Peg Farley
• Review and approval of 2010 annual meeting minutes:	Maria Decker
• Open space committee report:	Peter Bonanno
• Entry/Right of Way Committee report:	Doug Anderson
• Web Site:	Stu Fisher
• Status of Spillway Design:	Peter Bonanno
• 2012 Budget:	Ed McCaffrey
• Nomination and election of President (Anyone interested in this position please contact any board member.)	
• Pond Alternatives:	
• Adjournment:	
• Drawing:	

* Important: If unable to attend, please fill out the included proxy, and give it to any Association member prior to the meeting. Our By-Laws require that 1/3 of our members be in attendance or represented by proxy for a quorum. Please note: information can be found on both sides of each page.

**Please note the by-laws state an officer is limited to serve two consecutive three year terms.

Board of Directors:

Don Himsel, President
 Ed McCaffrey, Treasurer

Maria Decker, Secretary
 Peg Farley, Assistant Secretary

Southwinds Homeowners Association Meeting Minutes

December 7th, 2010

The following were present: S. Anderson, Bonanno, Brochu, Caron, Caulfield, Decker, DiLuca, Farley, Fisher, Hammen, Himsel, Kearns, Kurras, McCaffrey, Monaco, Saitta, Sexton, Smyth, Tweed, Wolf
The following sent Proxy forms: D. Anderson, Burrows, D'Amico, Dolan, Hesel, Levene, MacMillian, Morico, Polito, Quets, Riddell, Salbinski, Shepherd, Strong/Palmes

The meeting was called to order at 7:00 and adjourned at 8:40pm. Requirements for quorum were met.

The meeting was opened and roll was called.

The minutes from last year were reviewed and approved.

Don Himsel introduced our new neighbors Fred & Mary Smyth who live at 42 Birch Mill Trail and Suzanne Tweed who lives at 14 Birch Mill Trail.

Open Space

Peter Bonanno reports the dock is showing its age but it is alright for now. There is a tree down by the dock area that will need to be addressed. Feels it can be handled by the association members.

Entry Way

Will continue with the current landscape service and the budget amount.

Web Site

Stu Fisher reported the web site was hacked in November but all is fine now. Any e-mail address changes please let him know.

Block Party

Maria Decker reported that the Block Party scheduled for August 28th was unfortunately cancelled due to the low number of homeowners who could come. There was a discussion of what time of year would be better so that more families could attend. If the homeowners are still interested in having the annual Block Party, a volunteer is needed to organize the event. Also discussed, was taking a collection for any future parties, as done in years past. If anyone is interested, please contact Maria Decker

Budget

Ed McCaffrey reported on the budget.

The homeowner's dues are being increased to \$250.00 to start financing the Dam Spillway. Approximately \$15,000 to \$16,000 will be needed to complete the project and will be funded over a three year period. Approval of the budget includes \$ 5,200 for the Dam Spillway Engineering portion of the project which will be completed in the first year of the three year dam project.

The budget was passed by majority vote.

Nomination for Secretary

Maria Decker nominated, accepted and unanimously accepted. For Assistant Secretary Peg Farley graciously accepted as no one offered and she was unanimously elected.

Revisit Dredging of the pond

It was asked if this issue could be addressed as it was already voted on in the past. Don Himsel reported since we have a major capital expense it can be. After much discussion the motion was deferred until further information is obtained. By majority vote it was decided that the contractor (Venutti) will be contacted to see if there is any interest and our neighboring land owner will also be contacted to see if access is still a possibility. Don Himsel will report the results on the web site. It was requested by Lana Kurras, if a committee is formed to address the pond, she would like to be included. The condition of the pond was also discussed.

Meeting was adjourned and Brain Caron won the gift certificate to the Griswold Inn.

See you next year!

Respectfully submitted,
Maria Decker and Peg Farley

Addendum to 2010 Annual Meeting Minutes

December 30, 2010

At the December 7th Meeting the members requested that an inquiry be made to the contractor and to the farm owner to see if they are still interested in the pond dredging project. We received a yes from both the contractor and the farm owner. The subject of dredging the pond will be carried forward to next year's annual meeting.

PROXY
For
SOUTH WINDS HOMEOWNER ASSOCIATION ANNUAL MEETING
December 6, 2011

The undersigned member of the South Winds Homeowners Association, being unable to attend the December 6, 2011 annual meeting, hereby votes on the following matters to be acted upon at the meeting.
(Circle "For" or "Against")

1. For or Against: Approval of 2010 Annual Meeting minutes _____
2. For or Against: Proposed 2012 Annual Budget _____
3. For or Against Other motion _____
4. For or Against Other motion _____

The undersigned homeowner(s) appoint the following Association Member (insert Name) _____ to act as their Designated Representative and vote in their name(s) on any actions that may come before the Annual Meeting.

Homeowner(s): (Person/persons named on deed as legal owner)

Print Name	Signature	Date
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Print Name	Signature	Date
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Proxy Holder: (Person carrying Proxy)

Print Name	Signature	Date
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Southwinds Homeowners Association
2011 Annual Financial Report and 2012 Proposed Budget

	2011 Budget	2011 Actual	Difference	2012 Proposed Budget
Balance Forward from Prior Year				
Assets				
	\$ 9,121			\$ 11,391
Note 2:	\$ (2,305)			\$ (3,305)
Note 3:	\$ (5,200)			\$ (5,700)
Total Assets less reserve	\$ 1,616			\$ 2,386
Income				
Dues per property	\$ 250	\$ 250	\$ -	\$ 250
Total Dues (58 Homes)	\$ 14,500	\$ 14,500	\$ -	\$ 14,500
Fees			\$ -	
Total Income	\$ 14,500	\$ 14,500	\$ -	\$ 14,500
Expense				
Non-discretionary Expenses				
Notes 1,3	\$ 4,200	\$ 4,012	\$ 188	\$ 4,200
	\$ 850	\$ 827	\$ 23	\$ 850
	\$ 50	\$ 50	\$ -	\$ 50
	\$ 500		\$ 500	\$ 500
	\$ 2,000	\$ 2,000	\$ -	\$ 2,000
	\$ 520	\$ 500	\$ 20	\$ 520
	\$ 72	\$ 76	\$ (4)	\$ 80
	\$ 125	\$ 121	\$ 4	\$ 125
	\$ 300	\$ 250	\$ 50	\$ 300
	\$ 150	\$ 107	\$ 43	\$ 150
Total Non- discretionary Expenses	\$ 8,767	\$ 7,943	\$ 824	\$ 8,775
Committee Expenses				
Open Space				
	\$ 200	\$ -	\$ 200	\$ 200
	\$ 5,200	\$ -	\$ 500	
		\$ 2,700		
		\$ 2,000		
				\$ 2,500
	\$ 100	\$ 100	\$ -	\$ 100
Total Committee Expenses	\$ 5,500	\$ 4,800	\$ 700	\$ 2,800
Total cash Expenses	\$ 14,267	\$ 12,743	\$ 1,524	\$ 11,575
Total cash Outlay	\$ 14,267	\$ 12,743		\$ 11,575
Net Surplus (Deficit)	\$ 233	\$ 1,524		\$ 2,925

	Actual	Budget
Balance Forward to next year	2012	2013
Total assets less reserve	\$ 7,586	\$ 6,811
Accumulated pond Maintenance	\$ 3,305	\$ 4,305
Accumulated spillway reserve	\$ 500	\$ 3,200
TOTAL Assets	\$ 11,391	\$ 14,316

Notes to financial statement

- 1 Property liability includes dam liab. insurance; quote does not include terrorism insurance
NOTE: we are not insured for dam repair in the event of failure.
- 2 Accrual for future pond clean-up (2009-12; \$1,000 each year)
- 3 In terms of cash flow, approx. \$5,000 is needed in January to pay early bills (insurance)
- 4 Cost of adding supplemental spillway for pond dam is estimated to be \$16,000 over a 3 year period
(\$90/year x 3 years x 58 homeowners = \$15,660)