

**THE PLACE MASTER ASSOCIATION INC.
ANNUAL MEETING
MARCH 23, 2021 AT 2:00 PM
VIRTUAL**

Present: Raymond Blacksmith, Nicholas Cameratta and Dominic Cameratta.
Also present was Lynn Ross and Michael Fleming of ICON Management.

I. Call to Order. Lynn Ross chaired the meeting and called it to order at 2:01p.m.

II. Certify a Quorum. With three out of three board members present a quorum was established.

III. Proof of Notice. Notice was mailed to all residents on January 22, 2021 and posted on the property on January 20, 2021.

IV. Old Business.

MOTION: Mr. Ray Blacksmith moved to approve the Minutes of the 2020 Annual Meeting held on March 10, 2020, seconded by Mr. Dominic Cameratta, all in favor, the motion carried.

MOTION: Mr. Nick Cameratta moved to approve the Minutes of the BOD meeting on October 27, 2020 seconded by Mr. Ray Blacksmith, all in favor, the motion carried.

VII. New Business.

A. Officer Reports.

Announcement was made by Lynn Ross all questions will be answered after the official meeting has adjourned.

Announcement was made that Scott Rush is the newly elected Resident Board Member.

VIII. Adjournment

There being no further business brought before the board, Mr. Dominic Cameratta moved to adjourn the meeting, seconded by Mr. Nick Cameratta, the meeting was adjourned at 2:23p.m.

Respectfully submitted for your approval,

*Lynn A. Ross
Community Association Manager
Icon Management*

**THE PLACE MASTER ASSOCIATION INC.
2022 BUDGET ADOPTION MEETING
October 21, 2021 AT 3:00P.M.
Virtual**

Present: Ray Blacksmith, Nicholas Cameratta and Dominic Cameratta and Scott Rush. Also present Lynn Ross and Michael Fleming of ICON Management.

I. Call to Order. Lynn Ross chaired the meeting and called the meeting to order at 3:05p.m.

II. Certify a Quorum. With four out of four board members present a quorum was established.

III. Proof of Notice. Notice was sent out via Constant Contact and posted in the Clubhouse and at the mail kiosk before the 14 day requirement.

IV. New Business.

Approval of the 2022 proposed budget.

Nick Cameratta explained the proposed increase per home is on average 5.37%. He then gave a breakdown of the budget lines items that effected the increase. See attachment

MOTION: Mr. Dominic Cameratta moved to approve the proposed 2022 budget seconded by Ray Blacksmith, all in favor, the motion carried.

All questions sent in by the home owners prior to the meeting and during the meeting were then discussed.

VII. Old Business.

No old business was discussed.

VIII. Adjournment.

MOTION: Mr. Scott Rush moved to adjourn the meeting, seconded by Mr. Dominic Cameratta, all in favor, the motion carried.

UNAPPROVED

There being no further business brought before the board, the meeting was adjourned at 3:37p.m.

Respectfully submitted for your approval,

*Lynn A. Ross
Community Association Manager
Icon Management*

The Place Master Association
2022 Operating Budget Notes

The Place Master Association 2022 Budget has a slight increase from 2022.

The following table shows the cost comparison amount per home per month between 2021 and 2022 the proposed budget.

Lot Width	2021	2022
52's	\$311.89	\$329.02
62's	\$321.89	\$339.02
75's	\$331.89	\$349.02

The increase on average is 5.37% or approximately \$17.13 per home per month and is based on the following breakdown:

\$7 increase per home per month is a combination of common area landscaping, common area landscaping extras, common area tree trimming, sedge treatment, single family home landscaping, and lake maintenance.

\$5 increase per home per month relates to a contract with the gate company for gatehouse employees and gatehouse staffing

\$3 increase per home per month relates to staffing

\$2 increase per home per month relates admin related expenses including additional use of paper products in office supplies and increased IT security and IT Services