

**MINI FARMS PROPERTY OWNERS ASSOCIATION
C/O VILLAGES SERVICES COOPERATIVE
2541 N RESTON TERRACE
HERNANDO FL 34442
352-746-6770**

February 15, 2021

Greetings Mini Farm Property Owners,

2020 has been a challenging year for all of us. We had meetings cancelled and our annual meeting was held late in the year due to the pandemic.

We had two new board members join the board. With changes comes new ideas and a new set of eyes to insure the board is working for its members.

The Board has hired two grader operators who are doing a great job of maintaining our roads. Our roads are looking better than they have in previous years, and are holding up better as well.

Comparing previous years of hiring contractors to now it appears to be more cost effective. The only downside to our operators is that they are part time and only work the weekends.

During the winter non rainy season the board hopes to purchase a Roller and work on building up the roads. With the intent to hopefully put some more pavement down in the near future.

We look forward to continuing to serve our community. Currently we are looking at some different options to help keep the community well informed. Some of the ideas are a new website with individual log in and password, some of the ideas are to allow access to your account for payments, an app to inform you of information. In the event of a new website it will have to be a sign up access giving us permission to communicate through email and website.

On behalf of the MFAPOA Board of Directors
We look forward to seeing you at the meetings
Josh Holland

MINI FARMS PROPERTY OWNER'S ASSOCIATION
March 13, 2021 - Annual Membership Meeting Agenda
9:00 a.m.
Crystal River United Methodist Church Sanctuary
4801 N Citrus Avenue (Rt. 495), Crystal River FL 34423

1. Call Meeting to Order 9:00 a.m.
2. Proof of Meeting Notice
3. Certification of Membership Quorum
4. Introduction of Board Members
5. Approval of 2020 Annual Meeting Minutes – Available online
6. Recap of 2020: Treasurer's report
7. Results of Election
8. Introduction of 2021 Board Members
9. Open floor for any discussion
10. Adjournment

The Board of Directors Organizational Meeting will immediately follow the Annual Members' Meeting where the election of officers amongst the new Board will take place.

MINI-FARMS PROPERTY OWNER'S ASSOCIATION
C/O VILLAGES SERVICES COOPERATIVE
2541 N. RESTON TERRACE – HERNANDO FL 34442
WEBSITE ADDRESS: citrusminifarms.com

NOTICE OF ANNUAL MEMBERSHIP MEETING
MARCH 13, 2021 AT 9:00 AM

Dear Member:

The annual meeting of the Mini-Farms Property Owner's Association will be held on Saturday, March 13, 2021 at 9:00 a.m. at the Crystal River United Methodist Church Sanctuary on Citrus Ave (Rt. 495). The address is 4801 N Citrus Avenue, Crystal River, FL.

The first order of business will be the election of two directors to the board for a term of **three years**. Your proxy/ballot is enclosed, which is used to form a required quorum for the annual meeting, as well as casting your vote for your desired candidate. Property Owners submitting their names must be present to accept the nomination and position. Following the annual meeting, the directors will hold a short meeting to elect officers.

Florida statutes and the by-laws of the Association permit property owners to be represented at the meeting either in person or by designating a proxy to appear on their behalf. If you designate a proxy holder they will have to be present to validate your proxy and represent you. **PLEASE SIGN THE PROXY/BALLOT AND RETURN IN THE PROVIDED ENVELOPE WHETHER OR NOT YOU PLAN TO ATTEND.** Returning your proxy/ballot in advance of the meeting will allow establishing a quorum for the meeting. After the announcement of the new board members by the proxy committee, the meeting will be open to the membership for further discussion on subjects you wish to present to the Board of Directors.

Please be aware that the Board has changed the dates of the MFPOA Board of Directors Meeting to the second (2nd) Thursday of the month.

March 11, 2021
March 13, 2021 Annual Meeting
April 8, 2021
May 13, 2021
June 10, 2021
July 8, 2021
August 12, 2021
September 9, 2021
October 14, 2021
November 11, 2021
December 9, 2021

Members please make sure you utilize the website www.citrusminifarms.com for important information regarding your association. A copy of 2021 Budget is available on line. A copy can be obtained at no charge by contacting Lori at Villages Services at 352-746-6770 or by email l.anderson@villageservices.net. You can also request this by US Postal Mail at 2541 North Reston Terrace, Hernando FL 34442.

FINANCIAL REPORTING: Per Florida State Statute 720.303 (7) The financial statements shall be based upon the association's total annual revenues, as follows:

1. An association with total annual revenues of \$150,000 or more, but less than \$300,000, shall prepare compiled financial statements.

If you have not yet paid your annual assessment, please remit your payment today. Any questions with regarding your assessments or account status should be directed to Villages Services at 352-746-6770.

Mini Farms Property Owners' Association Board of Directors

**MINUTES OF THE
MINI FARMS POA, INC.
ANNUAL MEMBERSHIP MEETING**

10:00 AM, September 12, 2020

Bethel Chapel

4801 N. Citrus Avenue, Crystal River, FL

BOARD OF DIRECTORS MEMBERS IN ATTENDANCE

George Bacon, Vice President
Finett Jones, President
Shirley Kisner, Director
Jodi Wood Stevens, Secretary

Joey Litz, Director
Josh Holland, Treasurer
Vicki Turner, Director

OTHERS IN ATTENDANCE

Lori Anderson, CAM, Geri Bond, VP of Operations, Villages Services

CALL OF ROLL:

Certifying of proxies was completed by Villages Services. The required quorum was established, with 144 members in attendance either in person or by proxy.

PROOF OF NOTICE:

Intent to run for the Board of Directors letters prior to the Annual Meeting Notice were mailed to all owners of record as well as being posted at the entrances 14 days prior as required.

APPROVAL OF MINUTES:

A **MOTION** to waive the minutes as written of the Annual Membership Meeting of March 2019 was made by Shirley Kisner and was seconded by Jody Wood Stevens. **ALL IN FAVOR.**

A **MOTION** was made by Vicki Turner to approve the 2019 Financial report and was seconded by Shirley Kisner. **ALL IN FAVOR.**

ELECTION OF DIRECTORS:

There were (2) two candidates who put in their request to run for the Board of Directors and (2) two open positions, so an election was necessary.

ADJOURNMENT

With there being no other business, a **MOTION** was made Finett Jones, President to adjourn the meeting at 10:13 am. The motion was seconded by Joey Litz, Director, **ALL IN FAVOR**