

AMERICAN HOMESTEADING FOUNDATION, INC.
SIXTY-EIGHTH ANNUAL MEETING
MARCH 15, 2014

Registration began promptly at 8:30 a.m. by Credentials Committee members Angela Jones, Shannon Pagano and Mae Piszczek. At 9:15 a.m., Credentials Committee reported they did not have a quorum. President Beasom called the meeting to order, only presenting actions that did not require a quorum.

President Beasom thanked everyone for coming to the meeting and introduced himself and other members of the current Board of Trustees who were seated at the table: Mike Smith, Hugh Nicolay, (Jim Beasom), Sandra Dix, Mary Jane Moon and Dick Bustelo. Kathryn and Paul Merry and Bob Murphy were not present.

President Beasom introduced Mike Gent who gave the following Invocation:

“Almighty god, the source of eternal life. We give thanks to You for the gift of life, for the spectacular beauty of creation, and especially for the privilege of living in this uniquely quiet and tranquil village community. Help us to be thankful for those who came before us and thoughtful of those who will come after us. We pray that You might bring hope, comfort and healing to those who are sick or suffering. Inspire us to be ready helpers to our village friends and neighbors in time of need. We ask Your blessing upon those leaders and many volunteers who generously give their time and talent to serve us. Help us to acknowledge and encourage them by volunteering. Gracious God, be present in our deliberations this morning. May our words and our actions be tempered with kindness and respect. Amen.”

Chris Salmon led the Pledge of Allegiance to the Flag.

ANNOUNCEMENTS

The President announced that Rose Bennett would serve as Parliamentarian, replacing David Bennett.

Annual Dinner:

President Beasom introduced Amber Boerner, Chairman of the Annual Meeting Committee. Mrs. Boerner announced that she still had some tickets available for Sunday's dinner. The dinner theme is St. Patrick's Day complete with a traditional dinner of corned beef and cabbage, beef stew and vegetarian pot pie, catered by Harbor City Diner. Tickets are \$5.00 each and the committee is requesting that you bring a dessert to share.

New Members:

President Beasom introduced Priscilla Griffith, Chairman of the Membership Committee. She read the names of new AHF members accepted since the 67th Annual Meeting, and asked those in the audience to stand when their names were read. Belinda Greene, Jack Burkowski, Carol Graves, Kimberly Lauer and Peter McCharles, Keith and Leslie Gallagher, Felicio and Daniela Laterea De Almeida, Colin and Linda McKinney, Richard and Micheline Nichols. Mrs. Griffith welcomed all the new members.

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REPORTS

Trustee Election Results:

President Beasom reported results from the Trustee Election on February 27: The following seven candidates ran for three positions: James Beasom (60 votes), Jonathan Cronkhite (35 votes), Thomas Kjerulff (59 votes), Donald Lauer (8 votes), Mary Jane Moon (55 votes), Deborah Seiler (56 votes) and Linda Wilson (37 votes). Re-elected for another term was James Beasom. Other trustees elected for a three-year term are Thomas Kjerulff and Deborah Seiler.

President Beasom thanked all the candidates for their willingness to run in this election.

At 9:25 a.m., Credentials Committee reported they had reached a quorum (50)

Committee Nominations Report:

The President introduced Chairman of Nominating Committee, Heidi Salmon. Mrs. Salmon reported that three committees were still short of the required minimum number of members and she will be asking for volunteers as committees are read. Mrs. Salmon read the nominees for the 2014-2015 standing committees as follow:

Annual Meeting – Gail Griswold, Sommer Lourcey, Susan Stafford, Linda Wilson and Kim Zarillo. Liaison: Kathryn Merry

Budget and Finance – Elaine Baker, Jim Beasom, Dick Bustelo, Barbara Howell, Larry Moser and Bill Whitehead. Liaison: Bob Murphy

Building and Grounds - Tony Calenda, Mike Gent (added), Kathryn Merry, Bill Moon and Van Yntema. Liaison: Mike Smith

Codification - Paul Merry. Liaison: Jim Beasom

Credentials – Vicki Busby, John Derrick, Sr., Jean Henderson, Angela Jones, Shannon Pagano and Debbie Seiler. Liaison: Kathryn Merry

Deerhead Hammock - Ann Adkins, Carol Gent, Mike Gent, Kathryn Merry, Paul Merry, Adam Nichols, Steve Peffer, Duane Walker and Ann White. Liaison: Bob Murphy

Education – Chris Foster, Sherri Lorraine, Sharma McAlwee, Adam Nichols, Jessicah Nichols, Laura Parkel and Susan Stafford. Liaison: Kathryn Merry

Erna Nixon Hammock – Grayson Dix, Sandra Dix, Lynn Dufour, Richard Jones, Sandi Jones, Debbie Jorgensen, Dick Nichols, Rusty Nichols and Peter Taddie. Liaison: Bob Murphy

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House Committee –Susan Brown, Marie Moser, Ruby Murphy, Carol Gent (added) and Linda Wilson (added). Liaison: Bob Murphy

Information – Rosa Bennett, Gail Griswold, Vance Johnson, Kathryn Merry, Hugh Nicolay and Heidi Salmon. Liaison: Bob Murphy

Membership – Dave Bennett, Charlie Buchanan, Bob Davis, Theresa DeGregory, Sandra Dix, Priscilla Griffith, Gail Griswold, Mary Jane Moon, Jessicah Nichols and Heidi Salmon. Liaison: Kathryn Merry.

Memory Garden – Sandra Dix, Sandi Jones, Juliet Kjerulff, Lauritz Kjerulff and Don Willis. Liaison: Kathryn Merry

Nominating – Elaine Baker, Carol Dobson, Leslie Fay, Gail Griswold (added), Mae Piszczek (added) and Heidi Salmon. Adviser: Ruby Murphy. Liaison: Kathryn Merry

Parks and Paths – Leslie Fay, Leslie Gallagher, Tom Kjerulff, Bob Murphy, Norton Muzzone, Laura Parkel and Mike Smith. Liaison: Kathryn Merry

Recreation – Carrie Cronkhite, Jean Henderson, Kelly MacDonald, Susan Stafford, Lisa Suhar and Linda Wilson. Liaison: Bob Murphy

Swimming Pool – David Bennett, Everett Cox, Carol Dobson, Cliff Finch, Paul Ishman, Bill Paine, Christopher Salmon and Sonya Taylor. Liaison: Bob Murphy

Tellers – Elaine Baker, Angela Jones, Shannon Pagano, Patti Simon-Malozeski, Brigitte Sinton and David Sinton. Liaison: Kathryn Merry

This Committee Slate was submitted by the 2013 Nominating Committee: Heidi Salmon (Chairman), Elaine Baker (Secretary), Carol Dobson, Priscilla Griffith, Gerda Murphy and Mary Nicolay.

Committee Elections:

President Beasom entertained a motion to accept the 17 standing committee nominees for 2014-2015, as presented,

1. MOTION MADE BY DON LAUER TO ACCEPT THE COMMITTEE SLATE AND ELECT THE 2014-2015 NOMINEES FOR THE 17 STANDING COMMITTEES. MOTION SECONDED BY SUSAN BROWN AND CARRIED.

The President declared the nominees of the 17 standing committees duly elected.

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Auditing Committee:

President Beasom reported that Dick Bustelo and Paul Merry conducted the audit for calendar year ending December 31, 2013. They found a minor discrepancy in one petty cash account (shortage of \$0.30 in the Building and Grounds petty cash) and a single discrepancy in the balance sheet. Realized capital gains/losses on AHF investments were accurately reflected in brokerage reports but shown as double entries on both sides of the balance sheet. This reporting discrepancy has been corrected. No further discrepancies were found in the financial statements, ledgers, bank reconciliations, membership records or reports. It is the committee's judgment that the AHF records accurately reflect the financial and membership status of the AHF.

ACCEPTANCE OF RESOLUTION PROPOSALS

Parliamentarian Rosa Bennett reported there were no proposals.

OFFICER'S REPORTS

Review of Committee Activities:

President Beasom announced that each of the 17 volunteer committees have reports on the bulletin board of their activities over the past year. Our 17 volunteer committees carry out much of the real work of the AHF. We appreciate all the time and effort they provide to make it possible for us to live in this environment and enjoy the many AHF activities.

The Annual Meeting Committee prepares refreshments for today's meeting and plans and prepares the Annual Dinner, which will be held tomorrow evening.

The Budget and Finance Committee meets monthly and reviews financial statements. They prepare an annual budget, which is presented at a public hearing in October and to the Board of Trustees in December. The committee also presents to the Board of Trustees the names of eligible AHF members to serve on the annual audit committee.

The Building and Grounds Committee is responsible for recommending and implementing the care, maintenance and beautification of all structures and the immediate grounds, and other properties owned by the AHF as approved by the Board of Trustees.

The Codification Committee is a committee of one. Board actions from Board meetings are organized by subject, which makes for easy referencing.

The Credentials Committee verifies eligibility of voters in elections.

The Deerhead Hammock Committee maintains the Hammock throughout the year and plans the annual Easter sunrise service and breakfast.

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The Education Committee conducts the annual children's summer program in June and makes recommendations to the Board of Trustees for the annual Ruth B. Hayes Melbourne Village Scholarship recipient.

The Erna Nixon Hammock Committee maintains the Hammock and keeps the paths maintained. They are continually working to remove invasives from the Hammock area.

The House Committee maintains the kitchen. They check and clean the kitchen on a weekly basis and conduct an annual equipment inventory.

The Information Committee is responsible for the publication of the Villager, updating the AHF website, distributing the email-based e-Villager, monitoring Nextdoor.com and maintaining the Dayton Boulevard bulletin board.

The Membership Committee meets with prospective AHF members and makes membership recommendations to the Board of Trustees.

The Memory Garden Committee maintains the Memory Garden area, which includes a butterfly garden. They hold monthly work parties to keep the Garden trimmed so everyone can enjoy it.

The Nominating Committee develops slates for the Board of Trustees election and for the 17 standing committees.

The Parks and Paths Committee maintains all the parkland throughout the Village, with the exception of Deerhead Hammock and Erna Nixon Hammock.

The Recreation Committee plan many events during the year, including the annual Easter egg hunt, 4th of July parade, the annual flea markets, Halloween party, Holiday bazaar and dinner, plus movie and game nights.

The Swimming Pool Committee maintains the pool on weekends and supervises all maintenance and repairs. CPO Dave Volckmann maintains the pool during the week.

The Tellers Committee is responsible for the tally of any voting by ballot.

Review of Trustee Meetings and Administrative Activities:

The President introduced Secretary Sandra Dix who presented a report on administrative activities during the past year. She reported that, of this date, there are 304 members of the AHF, which includes 20 non-lot members and 12 estate-owned properties. Currently there are 24 members and 6 estates delinquent on maintenance assessments. This brings our total voting membership to 248.

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Our current employees are Pat Zine, Executive Secretary; Patty Cherone, Bookkeeper; and Dave Volckmann, Maintenance Technician.

In addition to last year's Annual Meeting, the Board of Trustees held 12 Regular Monthly Meetings and 4 Special Meetings during the year.

Financial Review:

President Beasom announced that AHF Board of Trustee Dick Bustelo would be stepping in for Treasurer Paul Merry to present the financial review. Mr. Bustelo began his review with a PowerPoint presentation covering calendar years 2013 and 2014.

Year 2013

Total Assets: \$1,314,650.93

Total Liabilities and Equity: \$1,314,650.93

Income Statement for period 1/1/13 to 12/31/13

Total Income: Budgeted-\$148,433.11; Actual-\$281,912.46

Total Expenses (includes Capital Exp.): Budgeted-\$148,433.11; Actual-\$114,526.11

Total Income Statement Comparison

2011 – Income-\$50,918.83; Expenses-\$110,020.52

2012 – Income-\$199,858.73; Expenses-\$90,516.74

2013 – Income-\$281,912.46; Expenses-\$114, 526.11

Year 2014 Budget

Total Income/Total Expenses - \$150,890.00

LPL Financial

Portfolio Performance (2013):

<u>AHF Portfolio</u>	<u>Beginning Balance</u>	<u>Ending Value</u>	<u>Monthly Gain/Loss</u>
January 2013	\$1,005,397.66	\$ 963,548.30	\$35,150.64
December 2013	\$1,173,558.25	\$1,167,845.37	\$24,287.12

Total deposits, January-December 2013 - \$74,000.00

Total withdrawals, January-December 2013 - \$138,130.00

Annualized return on average investment – 20.91%

The portfolio contains three accounts: (1) Corporate Main Account, (2) Ruth B. Hayes Account and (3) Erna Nixon Account.

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Portfolio Performance Comparison (2011-2013):

<u>Portfolio Accounts</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
Total - Corporate Main	\$859,759.24	\$935,321.60	\$1,087,160.04
Annualized return on average investment	(-0.05%)	14.28%	21.32%
Total - Erna Nixon	\$45,359.92	\$49,629.03	\$61,379.84
Annualized return on average investment	6.57%	8.87%	21.04%
Total - Ruth B. Hayes	\$21,221.83	\$20,447.03	\$19,305.49
Annualized return on average investment	7.76%	1.70%	(-0.06%)
Total - Entire Portfolio	\$926,340.99	\$1,005,397.66	\$1,167,845.37
Annualized return on average investment	0.42%	13.75%	20.91%

RATIFICATION OF BOARD OF TRUSTEES' ACTIONS SINCE 67th ANNUAL MTG.

President Beasom entertained a motion to ratify the Board's actions since the 67th Annual Meeting.

2. MOTION MADE BY CATHERINE MYERS TO RATIFY THE ACTIONS OF THE BOARD OF TRUSTEES SINCE THE 67TH ANNUAL MEETING. MOTION SECONDED BY GERDA MURPHY AND CARRIED.

DECLARATION OF ELECTED OFFICERS

The President reported that the incoming Board of Trustees elected their officers for the coming year at a Special Meeting on March 6. The results of that election is as follows: President–Jim Beasom, 1st Vice-President–Bob Murphy, 2nd Vice-President-Kathryn Merry, Secretary-Sandra Dix, Treasurer-Tom Kjerulff, and Asst. Secretary/Treasurer – Mike Smith.

PRESENTATION OF RESOLUTIONS & VOTING

There were no resolutions from the floor.

ACKNOWLEDGMENTS

President Beasom asked for a moment of silence for those members who passed away during the year: Lois Rader, Betty Egnoski, Dorothy Ploeger, Karen DeLorme, Robert Bertucco, Ruth Schneider and Ferrell Shanks.

President Beasom expressed a special thanks to all the Trustees and committee members who have generously donated their time and services to the AHF.

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ANNOUNCEMENTS

This year's Committee Organizational Meeting will be held on Tuesday, April 15, at 7:30 p.m. in the AHF Hall.

The annual Easter Egg Hunt will be held on April 19, at 9:00 a.m. Easter Sunrise Service will be held in Deerhead Hammock on April 20 at 7:30 a.m., followed by a breakfast social in the AHF Hall.

The annual Melbourne Village Founders' Day picnic is scheduled for Sunday, May 4. An ice cream social at the Hester Wagner Community House will be held on Saturday May 3

President Beasom thanked everyone for coming out this morning. There being no further business, the meeting was adjourned at 10:10 a.m.

Sandra D. Dix, Secretary
Board of Trustees

SDD/pz