

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

Registration began promptly at 8:30 a.m. by Credentials Committee members Vicki Busby, Rand Carroll and Angela Jones. At 9:06 a.m. the Credentials Committee reported they had a quorum. President Beasom called the meeting to order.

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, Bob Murphy, Tom Kjerulff, Dave Bennett, Sandi Dix, Mary Jane Moon, Debbie Seiler and Brigitte Sinton.

President Beasom introduced Mike Gent who gave the following Invocation:

“Holy and eternal God, giver of all that is good, we ask your blessing on our proceedings on this beautiful morning. We gratefully acknowledge the natural beauty of this land we call Melbourne Village. It seems appropriate to thankfully remember those who came before us, whose vision and hard work protected and preserved this special place for us. Let them inspire us to consider those who will come after us. Gracious God, we pray you will bless all the volunteers who are currently serving, and raise up new volunteers to fill all the committees that are so vital to maintaining our Village parks and pathways. We thank you Lord for those who step forward as leaders. Bless them with wisdom, integrity, and skill. We pray by your grace you will comfort and encourage all who are fragile, sick or suffering, those who are isolated or lonely. Inspire us to be ready helpers to our Village friends and neighbors in time of need. Help us to always look for the best in each other. As we begin our meeting may the peace and love of God dwell among us. Amen.”

The Pledge of Allegiance to the Flag was led by three generations of the New family, Janette, Elaine and Camryn. Mrs. Lourcey introduced Mrs. Janette New as a past president of the American Homesteading Foundation.

ANNOUNCEMENTS

The President announced that Joe Lourcey would serve as Parliamentarian.

New Members:

President Beasom introduced Mary Jane Moon, Chairman of the Membership Committee. She recognized the members of her committee for their outstanding service to the AHF. Mrs. Moon read the names of new AHF members accepted since the 69th Annual Meeting, and asked those in the audience to stand when their names were read. David and Debbie Zeitz, Thomas and Jean Mertens, Lorrie Muzzone, Willow Wyner Martin, J. Duncan and Carol Kniseley, James and Julie Turman, Gabriel Peretz, Karl and Kathy Kearcher, Thomas, Michelle and Beverly Merz, Joseph and Sheryl Valesko, Brian and Marisela Dutra, and Amanda Ferrell and Shawn Sullivan were welcomed as new members. Membership transfers occurred last year for Christopher and Suzanne Connor and Marcia Rader.

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

Annual Dinner:

President Beasom introduced Sommer Lourcey, Chairman of the Annual Meeting Committee. Mrs. Lourcey announced tickets were sold out for Sunday's dinner. Doors open at 5:30 p.m. The dinner theme is "1940's Decade". Publix Supermarket in Viera will cater the dinner of fried chicken, ham, baked beans, green bean casserole (made by Susan Stafford), corn, coleslaw, rolls and assorted desserts. Tickets were \$5.00 and AHF committee and board members who served the prior year were able to attend the event at no cost.

REPORTS

Trustee Election Results:

President Beasom reported results from the Trustee Election on February 25: The following five candidates ran for three positions: Paul Merry (79 votes), Michael Smith (77 votes), Robert Murphy (72 votes), Dennis Foster (37 votes) and Barbara Howell (33 votes). Write-in candidates were: Steve Peffer (1 vote). The three elected trustees, Paul Merry, Robert Murphy and Michael Smith will serve a three-year term and take Office at the close of this meeting. President Beasom thanked all the candidates for their willingness to run in this election and outgoing Trustee Sandi Dix for her 18 years of dedicated service on the Board of Trustees, all of which were as Secretary.

Committee Nominations Report:

The President introduced Chairman of Nominating Committee, Heidi Salmon. Mrs. Salmon recognized and thanked her committee for their hard work to fill the committee spots. Mrs. Salmon reported that several 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 2016-2017 standing committees as follow:

Annual Meeting – Willow Martin, Susan Stafford, Gretchen Tuten, Kim Zarillo and Debbie Zeitz (added). Liaison: Debbie Seiler.

Budget and Finance – Elaine Baker, Jim Beasom, Barbara Howell, Kim Lauer, Paul Merry and Larry Moser. Liaison: Bob Murphy.

Building and Grounds - Mike Gent, Kathryn Merry, Bill Moon, Norton Muzzone and Dwayne Walker. Liaison: Bob Murphy.

Codification - Paul Merry. Liaison: Jim Beasom.

Credentials – Vicki Busby, Rand Carroll, John Derrick, Sr., Lorrie Muzzone, Shannon Pagano and Debbie Seiler. Liaison: Debbie Seiler.

Deerhead Hammock - Ann Adkins, Carol Gent, Mike Gent, Jeanne Libbee, Steve Peffer, Duane Walker and Ann White. Liaison: Bob Murphy.

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

Education – Chris Foster, Rick Lorraine, Sharma McAlwee, Adam Nichols, Jessicah Nichols, Laura Parkel and Susan Stafford. Liaison: Debbie Seiler.

Erna Nixon Hammock – Grayson Dix, Sandi Dix, Lynn Dufour, Dennis Foster (added), Richard Jones, Mary Jane Moon (added), Joseph Valesko and Laurie Whobrey. Liaison: Bob Murphy.

House Committee – Susan Brown, Marisela Dutra, Carol Gent, Mary Jane Moon, Marie Moser and Dee Smith. Liaison: Bob Murphy.

Information – Rosa Bennett, Gail Griswold, Vance Johnson, Kim Lauer and Willow Martin. Liaison: Bob Murphy.

Membership – Dave Bennett, Charlie Buchanan, Theresa DeGregory, Sandi Dix, Gail Griswold, Mary Jane Moon, Heidi Salmon, Debbie Seiler, Bill Whitehead and Don Willis. Liaison: Debbie Seiler.

Memory Garden – Susan Ditty (added), Sandi Dix (added), Sandi Jones, Debbie Jorgensen, Gretchen Tuten. Liaison: Debbie Seiler.

Nominating – Carol Dobson, Leslie Fay, Tammy Gates, Gail Griswold, Mae Piszczek and Heidi Salmon. Adviser: Ruby Murphy. Liaison: Debbie Seiler.

Parks and Paths – Leslie Fay, Tom Kjerulff, Bob Murphy, Norton Muzzone, Laura Parkel, Mike Smith and David Zeitz. Liaison: Debbie Seiler. An AHF member commended Mr. Smith and the Parks and Paths Committee for their exemplary work keeping the paths neat and clear.

Recreation – Carrie Cronkhite, Carol Kniseley, Micheline (Rusty) Nichols, Lara Parkel, Dawn Shanks, Susan Stafford and Lisa Suhar. Liaison: Bob Murphy.

Swimming Pool – Carol Dobson, Brian Dutra, Cliff Finch, Dennis Foster (added), Willow Martin (added), Norton Muzzone, Bill Paine and David and Debbie Zeitz. Liaison: Bob Murphy.

Tellers – Angela Jones, Shannon Pagano, Patti Simon-Malozeski, David Sinton, Virginia Weigel and Debra Zeitz. Liaison: Debbie Seiler.

This Committee Slate was submitted by the 2015 Nominating Committee: Heidi Salmon (Chairman), Elaine Baker (Secretary), Carol Dobson, Leslie Fay, Gail Griswold, Mae Piszczek and Heidi Salmon.

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

Committee Elections:

President Beasom entertained a motion to accept the 17 standing committee nominees for 2016-2017, as presented,

1. MOTION MADE BY DEBBIE ZEITZ TO ACCEPT THE COMMITTEE SLATE AND ELECT THE 2016-2017 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.

Auditing Committee:

President Beasom reported that Tom Kjerulff and Kim Lauer conducted the audit for the calendar year ending December 31, 2015. They found minor overages in petty cash accounts for Parks and Paths, Building and Grounds and the AHF office. It was the committee's judgment that the AHF records accurately reflect the financial and membership status of the AHF. They recommended a full audit be completed within the next fiscal year.

It was reported to the membership that the AHF has approximately \$65,000 in cash and \$986,383 in a brokerage account. The cash is in the bank account to cover operating expenses for the balance of the year in addition to some planned capital expenses such as replacing the AHF Hall flat roof.

ACCEPTANCE OF RESOLUTION PROPOSALS

Parliamentarian Joe Lourcey 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 prepared 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 adopted by the Board of Trustees at its December meeting. The committee also presents to the Board of Trustees the names of eligible AHF members to serve on the annual audit committee.

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

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. Mr. Beasom thanked this committee for their hard work. Among other projects, the majority of the work on the kitchen upgrade was done by the committee while the AHF Hall flat roof was being replaced.

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.

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, 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. They also maintain Tippie Lake, which is looking much cleaner in recent years due to the bottom muck being raked and the installation of air bubblers.

**AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016**

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. Aqua Blue Pool Service 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, as of this date, there are 299 members of the AHF, which includes 15 non-lot members and 15 estate-owned properties. Currently there are 18 members and 5 estates delinquent on maintenance assessments. This brings our total voting membership to 251.

Our current employees are Barbara Carta, Executive Secretary; Patty Cherone, Bookkeeper; and Kenneth Muck, Maintenance Technician.

In addition to last year's Annual Meeting, the Board of Trustees held 12 Regular Monthly Meetings and 7 Special Meetings during the year. Mrs. Dix encouraged the membership to attend the meetings to stay informed of AHF activities.

Financial Review:

Treasurer Tom Kjerulff began his presentation by thanking the bookkeeper, Patty Cherone, for doing an excellent job with the budget. He presented the AHF financial review of calendar year 2015.

Year 2015

Total Assets: \$1,347,244.02

Total Liabilities and Equity: \$1,347,244.02

Income Statement for period 1/1/15 to 12/31/15

Total Income: Budgeted-\$168,955.00; Actual-\$102,338.59

Total Expenses (includes Capital Exp.): Budgeted-\$168,955.00; Actual-\$131,113.52

Year 2015 Budget

Total Income/Total Expenses - \$168,955.00

LPL Financial

Portfolio Performance (2015):

<u>AHF Main Portfolio</u>	<u>Beginning Balance</u>	<u>Ending Value</u>	<u>Yearly Gain/Loss</u>
January 2015	\$1,115,127.64		
December 2015		\$1,091,713.76	\$(23,413.88)

**AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016**

Total deposits, January-December 2015 - \$0
 Total withdrawals, January-December 2015 - \$50,000.00
 Annualized return on average investment – 2.43%

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

Portfolio Performance Comparison (2013-2015):

<u>Portfolio Accounts</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Total - Corporate Main	\$1,087,160.04	\$1,115,127.64	\$1,091,713.76
Annualized return on average investment	21.32%	7.16%	2.43%
Total - Erna Nixon	\$61,379.84	\$65,696.36	\$65,045.86
Annualized return on average investment	21.04%	8.77%	(-0.12%)
Total - Ruth B. Hayes	\$19,305.49	\$18,325.67	\$18,410.23
Annualized return on average investment	(-0.06%)	0.80%	0.46%
Total - Entire Portfolio	\$1,167,845.37	\$1,199,149.67	\$1,175,169.85
Annualized return on average investment			

A question was asked as to why the membership fees were \$20,600. The issue was why would there be \$600 in the account when membership fees are \$2,000. President Beasom explained in the past the AHF had accepted deferred membership payments and now when a member who took that opportunity leaves the AHF the remaining balance is transferred to an income account. It was an accounting practice that the bookkeeper was instructed to do, per the AHF accountant.

RATIFICATION OF BOARD OF TRUSTEES' ACTIONS SINCE 69th ANNUAL MTG.

President Beasom entertained a motion to ratify the Board's actions since the 69th Annual Meeting.

2. MOTION MADE BY HEIDI SALMON TO RATIFY THE ACTIONS OF THE BOARD OF TRUSTEES SINCE THE 69TH ANNUAL MEETING. MOTION SECONDED BY DEMPSEY HASSLINGER AND CARRIED.

AMERICAN HOMESTEADING FOUNDATION, INC.
SEVENTIETH ANNUAL MEETING
MARCH 12, 2016

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 3. The results of that election is as follows: President – Jim Beasom, 1st Vice-President – Bob Murphy, 2nd Vice-President - Debbie Seiler, Secretary - Mary Jane Moon, 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: Robert Conlogue, Tommy Lu Petty Conlogue, James Doonan, Dawn Havice, Roy Morrison, Larry Merryman, Thomas Parker, Jack Piszczek, Barbara Smith, John Van Atta, Dorothy Warden and Simone Whitlock. Mr. Beasom reminded the membership Jack Piszczek served 16 years on the Board.

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

Mr. Don Lauer thanked Mr. Beasom for his service and for chairing a very efficient business meeting.

ANNOUNCEMENTS

This year's Committee Organizational Meeting will be held on Tuesday, April 12, at 7:30 p.m. in the AHF Hall.

The annual Easter Egg Hunt will be held on March 26, at 9:00 a.m. Easter Sunrise Service will be held in Deerhead Hammock on March 27 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, April 17. An ice cream social at the Hester Wagner Community House will be held on Saturday April 16.

President Beasom thanked everyone for coming out this morning. There being no further business, the meeting was adjourned at 10:18 a.m.

Mary Jane Moon, Secretary
Board of Trustees

MJM/bc