

**Wakefield Plantation Homeowners Association**  
**2006 Annual Meeting Minutes**  
**Meeting took place on April 5, 2006**

**Call To Order**

The meeting was called to order at 7:13 pm at Wakefield Plantation High School. Mr. Tidwell, President of PPM, began the meeting by introducing Mr. Myers, President of Wakefield Development and Wakefield Plantation HOA, Hope Carmichael, Attorney from Jordan Price Law Firm, and Jennifer Burch, Community Manager.

**Purpose of Meeting**

Mr. Tidwell explained the purpose of the meeting was to transfer control of the community from the Declarant to the homeowners. Currently the Declarant, Wakefield Development, controls the Board of Directors, however, at this meeting the community will vote to elect four (4) members from within the community to serve on a seven (7) member Board. The Declarant will hold the remaining three (3) seats on the Board. The terms of office will be staggered from one (1) to three (3) years.

**Approval of 2005 Annual Meeting Minutes**

A **motion** was made, **seconded**, and unanimously **approved** to accept the 2005 Annual Meeting Minutes as written.

**Introduction of Board Candidates and Declarant Elected Board Members**

Mr. Tidwell gave Mr. Myers an opportunity to inform those present who will be retaining the three (3) Declarant Board positions. Mr. Myers announced that in addition to himself, Mr. Randy Smith and Mr. Billy Sutton would be serving on the Board.

Mr. Tidwell announced each homeowner candidate who was running for the Board of Directors and reminded those present that their candidate biographies were included in the packet distributed at the start of the meeting. Mr. James Gerdts withdrew his name from the election. There were a total of sixteen (16) residents running for the four (4) available seats on the Board.

**Nominations from the Floor**

Mr. Tidwell announced that as stated in the Articles of Incorporation, nominations from the floor are not necessary as long as there is at least one homeowner running for each available seat. With that being the case, nominations were *not* taken from the floor.

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**Elections**

Mr. Tidwell asked that everyone complete the ballot attached to the back of their packet by marking no more than four (4) names. Management collected the ballots and informed those present that since there was a large amount of proxies submitted and ballots collected the results of the election will *not* be announced at the meeting but will be posted on the website the following day.

**Developer Report**

Mr. Myers gave the community a brief overview on the parcel and commercial property sales. He stated that the City of Raleigh anticipates an estimated date of completion on the Falls of Neuse Bridge to be within 2012. He also spoke briefly on architectural related issues that have been reviewed thus far.

Homeowners had an opportunity to pose some questions to the developer.

**Adjournment**

A **motion** was made, **seconded**, and unanimously **approved** to adjourn the 2006 Annual Meeting subject to the announcement of the election results.

**Election Results**

The results were calculated on April 6, 2006 and were as follows:

Gregory Barley  
James Dvorak  
William Krupp  
Jodi Ann Lafreniere