

**Irish Acres Homeowners Association  
Annual Meeting – March 13, 2025  
Minutes**

Annual Meeting of Irish Acres Homeowners Association was held on Thursday, March 13, 2025 at 7:00 PM at the Southeaster Livestock Pavilion North Hall located at the date time, and at the place set forth in the notice of meeting fixing such time and place and attached to the minutes of this meeting. Notice of this meeting was mailed to all Homeowner Association Members fourteen (14) days prior to the Annual Meeting on February 27, 2025.

The following Board members were present:

Matt Rudnianyn, President  
Matt Nitti, Board Member

It was determined a quorum was present and the meeting was called to order.

A motion was made, seconded, to approve the 2024 Annual Meeting minutes as presented. The motion carried.

The 2024 Financial Statement Income/Expenses was presented for approval. A motion was made and seconded to table the adoption of the 2024 Financial Statement until the next meeting when further explanation of the expenses incurred could be provided. The motion carried by voice vote. Further detailed information will be provided no later than March 31, 2025.

Alan Schwartzseid, attorney representing Irish Acres Acquisitions, explained the main purpose of the annual meeting tonight is to elect one member to the board of directors. Once 90% of the lots are conveyed to someone other than the declarant a meeting of the HOA will need to be held to elect the remaining Board members that will take over full responsibility of Irish Acres HOA from the Declarant.

The following HOA members were nominated from the floor: Brian Patrick, Patty Ingram & John Palmer

Ballots were tabulated and Brian Patrick received the highest number of ballots cast and was elected to the Board.

Items of concern brought up by HOA members:

1. Closing main entrance gate 24/7.
2. Business operating out of Secure Built's model home – violation of covenants/restrictions
3. Community Center
4. Roads within subdivision
5. Missing manhole covers
6. Clearing out storm drains

The meeting was then adjourned at 8:25 PM

Respectfully submitted,  
Debbie Bullock, Executive Assistant