

Townhomes of Bayshore Condominium Owners Association Inc.

Annual Member's Meeting Minutes

April 29, 2023

The president announced Shirley S. as Sergeant of Arms to keep order during the meeting so as to keep to the meeting agenda.

Meeting called to order by the President at 2:21 PM.

All council members present.

Proof of Notice of the meeting signed by the Secretary

Changes to the agenda: Vice President added the propane company to unfinished business; No other changes. Motion made to accept the changes to the agenda by Hilary F. and seconded by Deanna S.; No discussion; Motion passed.

Confirmation of Quorum by Secretary: 31 members present plus 84 Proxies: 115 total. We have a Quorum.

Acceptance of minutes for the April 30. 2022 Annual Business meeting:

Some changes were noted by members.

Motion made to accept the minutes, after making the changes, by Kathy F. and seconded by Liz C.; no further discussion; motion passed

Acceptance of minutes for the October 26. 2022 Budget meeting:

Some changes were noted by members.

Motion made to accept the minutes, after making the changes, by Marie M. and seconded by John C.; no further discussion; motion passed

Reports of Officers:

- Self-Management Report presented by the President (detailed list below).
- Vice President, Secretary, and Member-at-large had nothing to report.

Reports of Council:

- Treasurer presented a quick update of financials. We have \$552,000, \$109,000 in operating. When replacing windows and doors, changes were made that will extend the life and save money for future maintenance. The Audit and the Capital Reserve Study are in progress; when they are received they will be approved by the Council and then posted on the website.

Committee Reports:

- Nomination Committee Report made by Jeanne B., Chairperson. The committee met twice. They received 2 bios from current council member wishing to run again; no others were received. The 2 bios were accepted. The council will have to appoint a new chairman if Jeanne decides to run again.

After some discussion, motion made to accept the reports by John S. and seconded by Kathy F.. No further discussion; motion was passed.

Appointment of Election Officials: Susan O., Marie M., Dick O., Kathy F., and John C. were appointed and sworn in as officials. The President then explained what their duties were.

Election to fill two (2) vacant positions: There are 2 nominations accepted by the nominating committee. Hilary F. nominated Joanne W. and she accepted. The 3 candidates introduced themselves. A motion was made to close the nominations by John S. and seconded by Hilary F.. No further discussion; motion was passed.

Election officials proceeded to tally up the votes while we moved on with the meeting.

Unfinished Business:

There was an extensive discussion regarding the propane tanks.

New Business:

A motion was made by Pat H. that since the fax machine is at John D.'s home, the fax number should not be listed on any election proxy, it was seconded by Hilary F. Motion passed.

Vice President read the results of the election. The total count was questioned and the votes were re-counted and the results were as follows (see addendum at end):

John D. had 114 votes, John S. had 102 votes, and Joanne W. had 14 votes.

Total votes were 226. John D. and John S were elected to the Council.

Motion made to adjourn the meeting by Sarah B. and seconded by Shirley S.. Motion passed.

Meeting adjourned at 4:05 PM.

Respectfully submitted

John Sciole, Secretary

Townhomes of Bayshore Condominium Owners Association
Self-Managing Report from February 9 thru April 29, 2023
By the President

- Website continues to be updated by webmaster.
- Received 3 Text/e-mails from the Answering Service
- Received 10 E-mails from Homeowners on Questions or Concerns
- Bi- weekly Community Inspections done and all damages have been repaired or scheduled to be repaired.
- Continue to meet with Customized Lawn Care on issues and concerns on landscaping, weeding and snow removal.
- Power washing will be done in May.
- Continue to work on Lawn care Contract with Hillside
- Continue to work closely with the Bayshore POA on issues that concern the community.
- Continue to work closely with every contractor that are doing projects.
- Vice-President and I continue to sit down with homeowners to talk about issues and concerns.
- The Council has an open-door policy to sit down with any homeowners who have issues or questions.

Presented and reviewed April 29, 2023

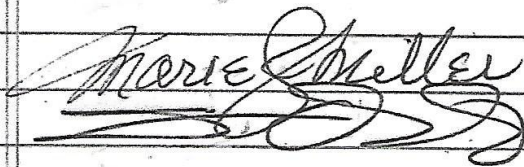
Bayshore COA

5/1/23

Some members of the Council questioned the Total Count of votes after the election. As a result the VP and Treasure who were not candidates reviewed the ballots, proxies and count sheets of the Inspectors of elections.

It was apparent that the total votes cast could not be as reported. Upon recount it was determined that J. Dill had 110 votes, J. Sciole had 102 votes and J. Ward had 114 votes.

The counts were reviewed by the below inspectors of elections and confirmed.



Kathleen A. Zumpf

Richard O'Brien

John M. Cashin