

**Notice of A Special Meeting**

of the Members of Townhomes of Bayshore Condominium Owners Association, Inc.

To: All COA Members:

You are hereby notified that a Special Meeting of the Members of the above corporation will be held on **October 23, 2024 at 6 PM**. The hybrid meeting will take place in the **Bayshore clubhouse, and via Zoom Conference Bridge**.

**By phone: (669) 900-6833; Meeting ID: 655 175 0322 Press #**

**By Computer: <https://zoom.us/signin>; Click on *Join meeting*; ID: 6551750322.**

The business purpose – Ratify 2025 Annual Budget

Date of Notice: October 3, 2024

\_\_\_\_\_ John Sciole - electronic signature \_\_\_\_\_  
John Sciole, Secretary

Townhomes of Bayshore Condominium Owners Association, Inc.

**Special Membership Meeting Agenda**

**Date: October 23, 2024**

**Time: 6 PM**

**Type of Meeting: Ratifying 2025 Annual Budget**

**Meeting Location:** The hybrid meeting will take place in the **Bayshore clubhouse, and via Zoom Conference** (See above)

Voting requires a proxy form be submitted to the Secretary prior to the call to order.

1. **Call to order-** and Roll Call---President.
2. **Proof of Notice** –Secretary
3. **Financials and 2025 Budget**
  - a. Guest Speaker – Insurance Broker – Provide information on 20% increase and answer questions.
  - b. Review of 2024 Current Financials with Projection to year end.
  - c. Review of Proposed 2025 Budget, approved by Council on 9/12/2024.
  - d. Motion to accept budget and Discussion
  - e. Ratification of 2025 Budget. (Unless Dissent Vote= 51%; 74 No votes.)
4. **Adjournment**

**Notice of A Regular Meeting**

of the Council of Townhomes of Bayshore Condominium Owners Association, Inc.

To: **Council and COA Members:** You are hereby notified that a Regular Meeting of the Council of the above corporation will be held on **October 23, 2024 immediately following the Special Budget Ratification meeting**, The hybrid meeting will take place in the **Bayshore clubhouse, and via Zoom Conference Bridge**.

All members are welcome to listen during the meeting, and offer comments during the open portion of the meeting

**By phone: (669) 900-6833; Meeting ID: 655 175 0322 Press #**

**By Computer: <https://zoom.us/signin>; Click on *Join meeting*; ID: 6551750322.**

The business purpose – Regular Business

Date of Notice: October 3, 2024

\_\_\_\_\_ John Sciole - electronic signature \_\_\_\_\_  
John Sciole, Secretary

Townhomes of Bayshore Condominium Owners Association, Inc.

**Regular Council Meeting Agenda**

**Date: October 23, 2024**

**Time: Immediately following the Special Budget Ratification Meeting**

**Type of Meeting: Regular Council Meeting**

**Meeting Location:** The hybrid meeting will take place in the **Bayshore clubhouse, and via Zoom Conference** (See above).

1. **Call to order, Roll Call and Proof of Notice** –President / Secretary
2. **Acceptance of Minutes:** 9/12/2024 - Secretary
3. **Update Self-Managing**
4. **Financials Business** – Review Financials Thru Sept 30; Review Outcome of 2025 Budget Ratification
5. **Unfinished Business** a. 2024 Projects- Lawn Care; Garage Doors and Roofs
6. **New Business** - Approve 2024 Review by Goodwin Firm; Tom Sombar, CPA. Close TD MM; Mature DelOne
7. **Open Discussion** – No Time Limit **Adjournment**

**Next Regular Council Meeting will be February 13, 2025 at 10 AM (Agenda is subject to change without notice)**