

Townhomes of Bayshore Condominium Owners Association, Inc.
Annual Members Meeting
Minutes May 29, 2019

Call to Order 7:15pm

35 people present

70 Proxy's

111 Total Verified by JH the Vice President - Proof of Notice Executed by Secretary

Motion to Accept Agenda M. Bragdon, 2nd S. Goodman, carried (all)

Introduction of new residents

Motion to Accept the 10/26/19 minutes K. Dill, 2nd P. O'Brien, Carried (all)

Presidents Report:

Properties on Turnstone are being repaired- Car Accident

6 Critical roof repairs (2 were home sales)

2019 Reserve Fund study is complete

Wind damage to 7 homes was repaired

Letter was sent to Shore about damage to 33 homes we are hoping to have them repair

Ryan contacted by letter re: structural damage to 2 homes.

Completed letter to our insurer on S. Garland claim. We received \$6000 back.

Completed 3 resale certificates.

26 gutters cleaned

Getting bids to trim trees behind homes that border the woods

Termite treatment completed on 32212 thru 32220-5-Unit Building

Identified 30 bushes that need to be replaced

Vice Presidents Report:

Termite Treatment was made and completed on one 5 Unit Building.

Secretary:

Jeanne Bartlett introduced herself. Will address comments on budget

Treasurer:

Hank Walton reported on the Financial position and highlighted that we had \$240,000 in M&T Bank earning no interest. Purchased 5 yr. \$150,000 CD at Del. One Bank earning 3.4%.

Purchased 2 CD at Fulton Bank, a 25 Mo. \$45,000 earning 2.38% and a 13 Mo \$45,000 earning 2.38%. Opened Fulton Bank money market account with \$23,423.33 current rate earning 2.05%. Congratulations and a big thank you to the Dills for all of their hard work!!!

Member At Large:

John Sciole discussed our website. Web address is Bayshorecoa.org COA 2423bs

Nominating Committee:

John Sciole is the Chair; Organizing committee, volunteers welcome.

Motion to accept all reports C Phillips, 2nd K Fenfert, Carried.

Call for 5 Inspectors of Election- volunteers to count votes for 2 open board position.

Inspectors certifying voting results:

Sharon Goodman Pat O'Brien

Kathy Fenfert John Cashin

Nestor Ortiz, volunteered then resigned when the discussion regarding the budget was brought to the floor.

Nominated from the floor and excepting nomination Liz Corley and Jeanne Bartlett.

Motion to close nominations K Dill, 2nd S Underwood carried (all)

Vote:

Jeanne Bartlett was elected to the Council.

Chair recognized P Hoffman's point of order: Claim of Defective notice caused by several lines of the budget were hard to read and therefore the notice should be rejected. Chair reported he did receive criticisms of the budget print from via email from 5 members. Each member was offered a new copy and all were satisfied. In fact, all five members were represented in person or by proxy. The bookkeeper emphasized the proposed increase was due solely to the reserve increase and all line items regarding the reserves were legible, specifically mentioning the one line required by DUCIOA 81-324. J Sciole added that Ms. Hoffman was stalling the vote because if she really wanted to look at the budget it had been available on the website for several weeks prior to the meeting. The chair noted that 111 members were present in person or by proxy representing 76% of membership. The Chair did not take up the point of order. There was no challenge on the ruling from the chair.

Motion to ratify the proposed amended 2019 Budget Cindy Phillips, 2nd Mr. O'Brien

A lengthy discussion, the chair allowed 2 minutes for each Member present. Most commented, some declined, a second round of 2 minutes was offered a member made comparison of our dues to other associations in the area, highlighting even with the increase our fees would be in line or less than other similar communities.

Dissent vote - 44, Budget is ratified.

Motion to adjourn C. Phillips, 2nd K Fenfert

Meeting Adjourned 10:40pm

SUBMITTED: Jeanne Bartlett Secretary ---- Electronic Signature