

**Townhomes of Bayshore Condominium Owners Association Inc.**  
**Annual Member's Meeting Minutes**  
**April 30, 2022**

Meeting called to order by President John Dill at 11:05 AM.  
All council members present.

Confirmation of Quorum by Secretary: 24 members present plus 82 Proxies: 106 total. We have a Quorum.

Proof of Notice of the meeting signed by John Sciole, Acting Secretary

The president appointed and swore in Richard O'Brien as Sergeant of Arms to keep order during the meeting so as to keep to the meeting agenda. He then read the rules for the meeting to the members.

No changes made to the agenda.

Motion made to accept the June 4, 2021 and the November 10, 2021 meeting minutes by Al Andrus and 2<sup>nd</sup> by Mike Bragdon; no discussion, motion passed

Reports of Officers: VP Jeanne Bartlett noted we are winding down on window, shutter, and door replacements . All is going well. Other officers had nothing to add.

President's Self-Management Report by John Dill (see attached). Motion made and 2<sup>nd</sup> to accept the President's report. After some discussion, motion was approved.

Financial Report made by Hank Walton, Treasurer. Motion made and 2<sup>nd</sup> to accept the Treasurer's report. No discussion, motion was approved.

Reserve study report made by Karen Dill. Possible increase in dues for next year but we are in a good position. Motion made by Deanna Sciole and 2<sup>nd</sup> by Lucimar Foo Siam-Escudero to accept the report. No discussion, motion was approved.

Nomination Committee Report made by John Sciole, Chairman. Since there was no election this year , the committee did not meet Next year there will be 2 seats open, John Dill and John Sciole. The council will have to appoint a new chairman if John Sciole decides to run again.

Unfinished Business:

Update on projects: Waiting for supplies to finish doors; will work on garage door trims and back doors in the next couple months. Will be repairing the roofs on 2 buildings. Most of the remaining roofs will need to be replaced in the next several years. Prices for door, window, and roof replacements will also increasing.

Update on email notices: We have just over 50% of the owners who have elected to go with emails in place of mailing the notices. We encourage members to consent to emails since it saves the cost of materials and postage, We know there are owners who do not have email and we will continue to mail those notices.

Insurance update: Owners need to be aware of what is and what is not covered by insurance. Each member present was given a handout helping to explain it as best we can. Insurance premiums will be going up.

New Business:

Insurance for 2022/2023: Insurance premiums will most likely be increasing. Also, insurance companies will be cracking down on making sure maintenance repairs are being kept up, partly due to the Florida condominium collapse.

Self-Management vs Property Manager: Current Council plan is to self-manage for the next 5 years.

Tighter guidelines on lending: we need to keep up maintenance on the units.

Open discussion to the members

Motion made by Marie Miller and 2<sup>nd</sup> by Andy Schopfer to adjourn the meeting. Motion passed. Meeting adjourned at 12:41 PM.

Respectfully submitted  
John Sciole, Secretary

APPROVED 4/23/23

**Townhomes of Bayshore Condominium Owners Association**  
**Self-Managing Report for Annual Business Meeting for April 30, 2022**  
**By the President**

- We have done between 13 resale certificates and/or Condo Questionnaires
- We completed 66 doors that was not done in 2018 and 12 more doors that was paid for but not done in 2018 by the previous painted
- We have replaced shingles and roof cap due to leaks, repair soffits and facials that came loose during storms and replace siding that was damage by storms.
- 2020 Audit was done in January and posted on website
- Seal coated the driveways and have a contact to pave 25 damage driveways and Guest parking that wasn't done before in August.
- Replace 2 front doors, 3 backdoors, painting still need to be done on the doors and trims. We have approx. 5 front doors and 2 backdoors to be done and some windows. Due to COVID 19- doors and window had be backorder
- We remove 49 bushes and replace with 37 boxwoods and Azaleas. We will be removing approx. 30 bushes and planting approx. 25 in the fall
- We continue to mail out 146 Mailings of Notice, Agenda, Budget and Proxy for schedule Council meetings, Membership Budget meeting and Annual Business meeting.
- Continue to do Bi- weekly Community Inspections, schedule and repairs or damages done and inspected all work that was done by contractors before paying any bills
- We Powered wash 47 units and 90 fences that had Green Mildew on units or fences
- We had 22 Townhomes gutters clean out
- We had the trees along the access road and along Beebe Medical Center sprayed for bagworms
- We had trees along the woods behind turnstone court trim so owners can be able to use their patios
- Getting bids for Lawn treatment to be done by professional Lawn care
- 32324-32334 going to be Treated for Termites by Pest Control Company
- A lot of Dryer Vent needed to be clean out due to birds, Owner has been notified
- We have our own Townhomes Newsletter and Welcome Committee

Submitted by the President on the 04 June, 2021