

Townhomes of Bayshore Condominium Owners Association, Inc.

Council Meeting minutes

April 13, 2024

Meeting called to order by President John Dill at 11:07 AM
Council members present: John D, Jeanne B, Loretta F, John S
Geoffrey G was absent. There is a quorum.

Proof of Notice of the meeting signed by the Secretary

Changes to the agenda:

- Approve the reserve study update

Motion made to accept the changes to the agenda by JB, 2nd by JS; No further discussion; Motion passed.

Approval of minutes for February 8, 2024 council meeting: No changes or corrections were brought up; Motion to approve the minutes by JB, 2nd by LF; No further discussion; Motion passed.

Motion to elect a new Nominating Committee Chair: John Dill made a motion to nominate Jeanne Bartlett as the new Nominating Committee Chair, and Jeanne accepted it; 2nd by LF; No discussion; Motion passed.

No reports to present at this time. Financial reports will be done in the annual meeting.

Unfinished Business:

- Asst Treasurer reviewed the change that needed to be made to the audit, which was only to make a correction to Note C Section 2. Motion to accept the changes to Note C in the Audit was made by JB; 2nd by LF; No discussion; Motion passed.

New Business:

- Resolution to ratify Council's actions to establish defense of Litigation and then further setting unit assessment and manner of collecting the \$25,000 deductible. The resolution which was prepared by Mike S, the Association Attorney, was read by the Vice President. John D, Jeanne B, Loretta F, and John S signed the resolution. Geoffrey G was absent. The VP then read the Certificate of Corporate Resolution and the secretary signed and dated it. The resolution will be posted on our website under Resolutions.
- Loretta discussed the 32240 Pelican Ct. insurance claims. The Council needs to educate the unit owners so they understand what the association insurance coverage is and what kind of insurance they need to have to supplement it. A motion to put procedures together and have a meeting with the insurance company to provide further education for the unit owners made by JB; 2nd by JS; No further discussion; Motion passed.
- Update on the Reserve Study by the Asst. Treasurer: Since we spent a large amount of money on roofing (because we got a great deal on pricing), we decided to update the reserve study. There is only a \$6.00 annual increase required. We need to approve the update and the payment of \$500. A motion s made to approve the updated Reserve study and the invoice for \$500 by JB; 2nd by JS; No further discussion; Motion passed.

- The president then explained that there were a few items that were left out that we need to discuss:
 - Gutters cleaning along the woods: we got 3 bids; the President recommends we accept Josh Callahan's bid. A motion was made to accept Josh Callahan's bid by JS; 2nd by JB; No further discussion; Motion passed.
 - The president feels we should try holding our Council meetings in the Clubhouse. We would reserve the time with A2Z and provide a Zoom link for those who prefer. A motion was made to re-establish our Council meetings at the Clubhouse, beginning with the October Council meeting, by JB; 2nd by LF; No further discussion; Motion passed.

Open discussion of townhome owners.

Motion to adjourn meeting made by JS, and 2nd by LF; Motion Passed.

Meeting adjourned at 12:01 PM.

Respectively submitted
John Sciole, Secretary

Approved 9/12/2024