

**Schooner Bay Condominium Association**  
**Special Membership Meeting/Board of Directors Meeting**  
**November 13, 2015 at 12:00 pm-Schooner Clubhouse**

**Membership Meeting Minutes**

- Meeting called to order by Jack Horner at 12:05. Director's present- Jack Horner, and Jim Hardie.
- Determination of Quorum: A quorum was determined-(6) owners present in person, and (22) by proxy.
- Jim Hardie signed an affidavit that verified mailing of membership notices, the budget, and posting the agenda.
- There was a motion by Jack Horner, seconded by Jim Hardie to approve the February 13, 2105 minutes. All in favor.
- Sam Cabral gave his substitution on proxy holder to Jack Horner as he was unable to attend.
- Committee reports:
  - Grounds-Jack reported that the grounds are in good shape. Jim mentioned that the mature planting in the community require more expense to maintain.
  - Jack indicated that he has not heard any new news on the Benderson Development
  - Jack reminded owners to inform guests of the rules and to report any suspicious people on the property to 911.
  - The Docks are completed and only electrical work remains. The docks had piling work done and the cross beams replaced to add strength and stability to the decking which should last for (25) years or more.
  - Treasurer-Jim Hardie indicated that the Association was in good financial shape even there were many expenses to include new pool heater, irrigation pump, dock job, and palm removals.
  - The roads will be seal coated in January. More info will be provided.
- New Business:
  - Discussion and vote on rollover of surplus funds:
    - The rollover of surplus funds was approved by (6) votes in person and (22) by proxy.
  - Discussion and vote on Capital Replacement Fund:
    - The Capital Replacement fund was approved by (6) votes in person and (21) by proxy and (1) against.
- Owner Input: Jack asked each resident for input and the board answered all questions.
- Meeting adjourned at 12:25

**Board of Directors Meeting**

- Meeting called to order by jack Horner at Sam Cabral at 12:26. Director's present- Jack Horner, and Jim Hardie.
- A quorum of the Board was determined and proper posting of the meeting was confirmed.
- There was a motion by Jack Horner, seconded by Jim Hardie to approve the May 27, 2015 minutes. All in favor.
- There was a motion by Jack Horner, seconded by Jim Hardie to approve the 2016 budget. All in favor.
- New Business:
  - The Board approved roll shutters at 6626
  - The Board approved a floating dock for 6782.
- Motion to Adjourn at 12:32

Respectfully Submitted-Matthew Stokes, Licensed Community Association Manager