

Schooner Bay Condominium Association
Special Membership Meeting/Board of Directors Meeting
November 17, 2023 at 12:00 pm-Schooner Bay Club House

Membership Meeting Minutes

- Meeting called to order by Sam Cabral at 12:00. Director's present- Sam Cabral, Brett Stueve & Michael Plescia It was noted that Gary Bartlett resigned from the board and Brett Stueve was appointed to fill his un-expired term.
- Determination of Quorum: A quorum was determined-(9) owners present in person and (15) by proxy.
- Sam Cabral signed an affidavit that verified mailing of membership notices, the budget, and posting the agenda.
- There was a motion by Michael Plescia, seconded by Brett Stueve to approve the February 3, 2023 minutes.
- Committee reports:
 - The Board reviewed work done this past year. Owners were reminded that they should not communicate with the vendors. At time owners will be asked to move their cars so that access can be made to get work completed. Discussion of the storm debris piles. Replacement of rotted work docks. Stump Grinding done. Owners were reminded that all plants and owner alterations need to be approved in writing. It was reminded that courtyard fences belong to the owners.
 - Insurance costs are increasing, efforts to replace insurance deductible funds. Insurance deductible amounts and various coverages were reviewed.

New Business:

- Discussion and vote on rollover of surplus funds:
 - The rollover of surplus funds was approved by all (24) in proxy-15 those present-9. Motion carries.
- Discussion and vote on Capital Replacement Fund:
 - The Capital Replacement fund was approved (23) in proxy-15 those present-9. Motion carries.
 - The board reviewed the 2024 Budget. Fees will be increased to \$775.00 per month increase is from rising insurance costs..
- Owner Input: Owners thanked the board for all of their hard work and helping to save the association money.
- Meeting adjourned at 12:36

Board of Directors Meeting

- Meeting called to order by Sam Cabral at 12:38. Director's present- Sam Cabral, Brett Stueve & Michael Plescia.
- A quorum of the Board was determined and proper posting of the meeting was confirmed.
- There was a motion by Michael Plescia, seconded by Sam Cabral to approve the February 3, 2023 minutes.
- There was a motion by Michael Plescia, seconded by Brett Stueve to approve the 2024 budget as presented to the owners with fully funded reserves. All in favor. Fees to be \$775.00 per month.
- Discussion of county and how Lift permits are granted. Discussion of the dock Pins and how the length of Boats in various spaces are determined. Discussion of installing some crushed shell. The Board approved a planting request for an owner who will be paying for the plants.
- Motion to Adjourn at 12:50 p.m... The Annual meeting to be held on 2/2/24 at 12:00 p.m. at Schooner Bay Club House

Respectfully Submitted-Rebecca Stokes, Licensed Community Association Manager