

**Schooner Bay Condominium Association**  
**Membership Meeting-Adopt 2013 Budget and**  
**Board of Directors Meeting-held at Schooner Bay Clubhouse**  
**November 16, 2012 at 12:00**  
**Membership Meeting Minutes**

- Meeting called to order by President Sam Cabral at 12:05
- Directors Present: Sam Cabral and Jack Horner
- A quorum of the owners was determined: (16) by Proxy and (8) in person. An affidavit was signed by Sam Cabral confirming proper mailings of meeting notices and the proposed 2013 budget.
- There was a motion by Nick Nicolai, seconded by Pat Horner to approve the February 10, 2012 minutes. All in favor.
- Presidents Comments and Reports:
  - Sam Cabral indicated that there were many storms in the summer that resulted in the following repairs:
    - A new community fence is needed as the old one is no longer functional and in disrepair.
    - The Punk Trees surrounding the community had to be removed due to storm damage and cannot be replanted per a county ordinance. Substitutes are being considered.
    - The irrigation system needed a new mainline that failed and eroded a bank and a section of the dock. Also the control box was relocated.
  - The palm tree pruning company did a good job and each palm was done for only 12 each.
  - A needed renovation of a front lawn is being completed by the landscape company.
  - Teal Landscaping was replaced by Ambex Landscaping who had a better price.
  - The pool and Deck have been renovated and brought up to county code. Nice job A&D Pool Company.
  - The Board dealt with water leak and drywall damage issues this summer in a few units. The Board asked for advice from the Association Attorney on who is responsible for drywall damages.
  - The board is asking owners to have tenants comply with the pool rules-please arrange all furniture when leaving.
- Unfinished Business: None
- New Business:
  - Discuss and vote on rollover of surplus funds-All were in favor by proxy and show of hands. Motion carries.
  - Discuss and vote on Capital Replacement fund-All in favor by proxy (1) against. All in favor by show of hands.
    - The Association Resolution for Revenue Ruling 70-604 was signed by Sam Cabral and Jack Horner
- Owner Comments:
  - The Comcast Cable agreement is up for renewal next year-The community will decide if it will be renewed.
  - A few gutters are in need of repair
  - An owner indicated that the new fence, if approved by the county, may be able to have the good side face the community if the next door community agrees.
  - An owner commented that the landscapers are trimming the flowering hedges too often. The Board will notify the landscape company on this issue.
  - A resident thanked the Board for all their hard work and efforts in the community.
- Motion to Adjourn at 12:40

**Board of Directors Meeting-Minutes**

- Meeting called to order at 12:45 by President Sam Cabral
- A quorum was determined and proper posting of the meeting was confirmed
- The minutes from the February 10, 2012 were approved as written.
- There was a motion by Sam Cabral, seconded by Jack Horner to approve the 2013 Budget as mailed to the owners. All in favor.
- Unfinished Business-None
- New Business: The following changes to the Rules and Regulations were approved by the Board: No tenants will be allowed to use the clubhouse unless the owners of the unit are present. After verbal or written notification by the Board or Management, vehicles or boats may be towed at the owners expense for no proper tag or up to date registration, improperly parked or docked, or vehicle or boat is in disrepair and unsightly.
- Motion to Adjourn at 12:55

Respectfully Submitted-Matthew Stokes, Licensed Community Association Manager