

**Schooner Bay Condominium Association**  
**Special Membership Meeting/Board of Directors Meeting**  
**November 18, 2016 at 12:00 pm-Schooner Clubhouse**

**Membership Meeting Minutes**

- Meeting called to order by Sam Cabral at 12:08. Director's present- Sam Cabral, Jack Horner, and Jim Hardie.
- Determination of Quorum: A quorum was determined-(12) owners present in person, and (14) 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 12, 2016 minutes. All in favor.
- Committee reports:
  - Jack indicated that Painting all buildings will start in Novemeber of 2017.
  - Wiring of street lights was completed. Ramp improvements to the docks will be completed. Landscape timbers will be replaced. Pressure washing driveways and walks will be done by a resident.
  - Sam indicated that some residents are using too many guest spots for parking. Residents must escort vendors out of back gate.
  - The Board approved an increase to the Ambex landscape contract. Bids were received that were much higher than the increase.
  - Treasurer-Jim Hardie reviewed the Associations insurance and indicated that flood insurance may be necessary at some point in time due to the flood map changes. An elevation certificate was purchased on a building to obtain flood insurance quotes and/or the possibility on filing for a LOMA. Any excess monies will be placed into an insurance reserve to cover deductibles if storm damage occurs.
  - The flag pole is going to be replaced.
  - Sam purchased more gate clickers. If you need one, contact Sam.
  - The temperature of the Pool will remain at 84-86 degrees. A resident wanted it increased.
  - The Board approved Mr. Sutherlands addition to his dock.
  - Speed bumps and signs were discussed due to speeders. No action at this time.

**New Business:**

- Discussion and vote on rollover of surplus funds:
  - The rollover of surplus funds was approved by all (14) proxies and by all present by show of hands. Motion carries.
- Discussion and vote on Capital Replacement Fund:
  - The Capital Replacement fund was approved by all (14) proxies and by all present by show of hands. Motion carries.
- Owner Input: The residents asked questions to the Board and all requests were answered.
- Meeting adjourned at 12:55

**Board of Directors Meeting**

- Meeting called to order by Sam Cabral at 12:58. Director's present- Sam Cabral, 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 February 12, 2016. All in favor.
- There was a motion by Jack Horner, seconded by Jim Hardie to approve the 2016 budget. All in favor.
- New Business:
  - No new business
- Motion to Adjourn at 1:05.

Respectfully Submitted-Matthew Stokes, Licensed Community Association Manager