

Schooner Bay Condominium Association
Membership Meeting and Board of Directors Meeting
November 14, 2014 at 12:00 Held at Schooner Bay Clubhouse

Membership Meeting-Minutes

- Meeting called to order by President Sam Cabral at 12:05
- Directors Present: Sam Cabral, Jack Horner, and Jim Hardie
- A quorum was determined: (7) in person and (15) by Proxy
- Sam Cabral signed the proof of mailing and proper posting affidavit
- There was a motion by Jim Hardie, seconded by Bob Sutherland to approve the February 12, 2014 minutes.
- Committee Reports:
 - Grounds-Sam reported that all palms have been trimmed. An irrigation repair will be done at 6778. A new underground drain will be installed at 6792 to remove water.
 - Buildings-Jack and Sam reported that a recent roof leak will be repaired by the Associations roofer at 6694. Roof repairs are to be done by the Associations roofer. Drywall damage must be reported to the Association before any remedial action is done if it is to be reimbursed by the Association. The hot water heater was replaced and plumbing was done in the pool house
 - Docks-Jack indicated that repairs will continue as needed to the docks.
- Unfinished Business: None
- New Business:
 - Budget discussion-Jim Hardie reviewed the budget and indicated that there was a \$7500 surplus and \$40,000 is in an insurance reserve to cover fence, dock and premiums. The deductibles and the insurance coverages were discussed.
 - Verizon contact for any problems is Stephen Jones 636-793-1033.
- The Board discussed the Siesta Promenade development and its negative traffic impact on Schooner Bay and other neighborhoods. The Board is being kept informed by community forums and emails.
 - Discussion and vote on Rollover of surplus funds-All present by proxy and in person voted in favor.
 - Discussion and vote on Capital Replacement Fund-All present in person and by proxy voted in favor except (1) against.
- Owner Comments: Sam asked each owner present if they had any concerns. Trespassers need to call 911 and report suspicious person on property. The Board was thanked for all the work done on the property.
- Adjournment at 12:35

Board of Directors Meeting-Minutes

- Meeting called to order by President Sam Cabral at 12:40
- Directors Present: Sam Cabral, Jack Horner, and Jim Hardie
- A quorum was determined and proper posting and mailing was confirmed
- Unfinished Business: None
- New Business:
 - There was a motion by Jack Horner, seconded by Jim Hardie to approved the February 14, 2014 minutes. All in favor
 - There was a motion by Jim Hardie, seconded by Jack Horner to approve the 2015 budget as presented and mailed to the owners. All in favor.
 - There was a motion by Jack Horner, seconded by Jim Hardie to approve the purchase of a small storage shed to store Association equipment. All in favor.
- Annual meeting will be on February 13, 2015 at 12:00
- Adjournment at 12:45

Respectfully Submitted-Matthew Stokes-Licensed Community Association Manager