

**Schooner Bay Condominium Association**  
**Special Membership Meeting/Board of Directors Meeting**  
**November 10, 2017 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-(7) owners present in person, and (15) by proxy. All present acknowledged the Veterans Day Holiday.
- Sam Cabral 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 10, 2017 minutes. All in favor.
- Committee reports:
  - Jack indicated that Painting all buildings will start soon, pre-paint is in the works now with repairs to wood siding and trim.
  - Hurricane clean up and damages were discussed. All present thanked Sam his crew and those who were present this summer that kept things together and got all the items cleaned up and repaired. Issues with FEMA and the cleanup process was discussed.
  - Treasurer-Jim Hardie reviewed the Associations insurance and indicated that due to the flood map changes elevation certificate were purchased on each building to obtain flood insurance quotes if needed in the future and the LOMA process was completed on buildings that showed up in the new flood zones..
  - The bulk contract with Frontier formerly Verizon was discussed.
  - The monthly fees will remain the same for 2018 but the Board will be levying a special assessment to cover the unexpected storm damage clean up and the extra wood repairs as part of the paint project. It is estimated that the one-time special assessment to be about \$650-\$900, this assessment will be levied at the Annual Meeting in February.

New Business:

- Discussion and vote on rollover of surplus funds:
  - The rollover of surplus funds was approved by all (15) 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 (15) 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. Topics included pool temperature, concerns about the Benderson project, Owners obtaining a copy of the LOMA to help with personal flood insurance, planting concerns.
- Meeting adjourned at 12:42

**Board of Directors Meeting**

- Meeting called to order by Sam Cabral at 12:45. 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 10, 2017. All in favor.
- There was a motion by Jack Horner, seconded by Jim Hardie to approve the 2018 budget as presented to the owners with fully funded reserves. All in favor.
- New Business:
  - The painting contract with Adams Painting was approved.
  - The estimate from American Irrigation was approved.
  - Changes in the condo. laws were discussed, an amended may be needed.
- Motion to Adjourn at 12:55.

Respectfully Submitted-Rebecca Stokes, Licensed Community Association Manager