

HOA - Meeting Minutes - January 19th, 2023 - Annual

Date/Time: Thursday, January 19th, 2023 @ 6:00 PM ET

Location: Publix Staff Breakroom

In Attendance:

- **Board Members:** James Gamble, Dan Davis
- **Homeowners:** 15
- **Property Manager:** David Drake, Ameri-Tech Community Management

Meeting Convened: 6:05 PM ET

Agenda with Minutes

- **Appoint Chairperson of the Meeting**
 - David Drake
 - **Proof of Notice of the Meeting**
 - Notice verified by David Drake with Ameri-Tech
 - **Certifying of Proxies & Establish Quorum**
 - Proxies establish and a quorum is obtained.
 - **Read or Waive Minutes of the December 2022 Budget Meeting**
 - Waived
 - **Election of New Directors**
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Dan Davis
 - James Gamble
 - Mike Barbose
 - Dana Mininson
 - Rafio Khan
 - Close of Nominations
 - Done.
 - Appointment of Persons to Assist in Counting Ballots
 - Unnecessary.
 - Casting of Ballot
 - Unnecessary.
 - **New Business**
 - The insurance company seeing a lot of issues with stucco. David getting quotes for repair.
 - Open Forum
 - Cameras at the trash compactor are being discussed. Internet and electrical would need to be run and permits would need to be applied for.
 - Gate deactivation
 - Motion made to deactivate the gate by Peter Kenyon, seconded by Sandra Hull.
 - Yays: Multiple
 - Nay: 2
 - Motion passes, but will not be implemented until after the Bayport security company staffs the guard tower with a guard in March.
 - Declaration and Covenants need to be transcribed, James will divvy up the work.
 - Official documents (Declaration/Covenants, Bylaws, and Rules) to be updated. Will formalize a committee at the next meeting.
 - **Announcement & Seating of New Board**
-

Meeting Adjourned: 6:51 PM ET

Minutes Composed By: James Gamble