

**BLACKBURN POINT MARINA VILLAGE CONDOMINIUM ASSOCIATION, INC**  
Corporation Not-for-Profit

**MINUTES OF THE ANNUAL MEMBERS MEETING**  
**March 18, 2021**

A MEETING of the MEMBERS was scheduled for 4:00 P.M., Via zoom Video conference.

The meeting was called to order at 4:00 P.M. by Martha Marlow.

Notice of the Meeting was delivered to each Director and mailed to each unit owner as well as being posted on the property prior to the meeting, in accordance with the requirements of the Association Documents and Florida Statutes.

A quorum was declared to be present with 13 unit owners present or by proxy.

Also present was Brian Rivenbark from Management

**MINUTES:** A **MOTION** was made by Martha and seconded by Karen to waive the reading and approve the minutes from the 2020 annual meeting with corrections. **The motion passed unanimously.**

**PRESIDENTS REPORT:**

- Martha reported that it has been a busy year with sliding glass doors installed, the trellis were replaced and look great, the gutters were cleaned, new landscapers were hired and they are doing a good job, the pavers were cleaned, the trees were trimmed, the cabana door was repaired. The leak in the pool was repaired but it may still be leaking, this will be discussed later

**TREASURERS REPORT:**

- As attached to these corporate documents Brian read from the year end 2020 financials.

**NEW BUSINESS:**

- Linda Kasten reported that the drainage swale does not drain the water correctly. It has uneven surfaces and high grass that impede the water flow. Martha stated that the county may be responsible for the cleaning of the swale. Brian will contact the county regarding the swale. Linda also stated that there is no grass behind her unit.
- Vernon Duckett suggested putting sealer on the pavers. Martha stated that the sealer was too expensive. The dirt from the pressure washing was discussed. Dana stated that the next time the pressure washing is done the company does not use bleach. Mr. Duckett stated that the downspouts are eroding the area below them. Mr. Duckett asked about some broken tile on his roof. Brian will contact Colonial to inspect the roofs. Mr. Duckett stated he would like to re-landscape area for his front area. Karen stated that the landscape rendering was unclear, and he will need to submit a new rendering. Placement of the pygmy palms was discussed. Mr. Duckett will re-submit the new rendering.
- Martha Patterson stated that the lounge chairs are starting to look a little run down. Sarasota county has a booklet of all Florida friendly plants and what plants are invasive. There may be a delay with the sliding door that they are having installed. Attic access was discussed.

- Discussion was had regarding the Association's insurance coverage. Marty Nardi will research the policies.
- Karen Warren stated this is her last meeting. The members thanked her for her service. Discussion was had on who will fill the third position on the Board.

**UNFINISHED BUSINESS:**

- Karen stated that the concrete slab at the pool shower will need to be repaired. Martha suggested removing the concrete and replacing with pavers. Karen stated that there needs to be done with the open pedestrian gates to prevent people from coming in. Karen stated that there is an area of the backyard that may need resodding.
- Thomas Von Girsewald asked if the gas lines are up to code Martha stated we will not be updating the gas lines. Owner asked if the gate call box will be replaced. Martha stated that the gate was repaired but is was for the main Board. Brian stated that the call box will need to be updated. Brian stated that the Board should vote on this at a duly called Board meeting.
- Martha stated that the pool will need to be resurfaced. Brian stated that he has three quotes for the pool resurface and Brian explained the details of each of the two lowest quotes. Martha stated to have this added to the agenda for the next meeting.

With no further business to be heard, the meeting adjourned at 5:12PM