

# BLACKBURN POINT MARINA VILLAGE

Wednesday November 10 , 2021 At 3PM  
Board of Directors Budget Meeting

**Call to order:** The Board of Directors meeting was called to order at 3:04 pm by Terry Kasten as Chairperson.

**Proof of Notice of Meeting:** The notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 718.

**Determination of a quorum:** A quorum was established. Those members present were President; Terry Kasten, VP Marty Nardi and Treasurer Dana Chase.

Approval Of Minutes:

A **MOTION** was made by Dana and seconded by Marty to approve the May 18<sup>th</sup>, 2021, Board of Directors meeting minutes as amended

A **MOTION** was made by Dana and seconded by Marty to approve the September 28<sup>th</sup>, 2021, Board of Directors Special Assessment meeting minutes

Also, present: Brian Rivenbark from Sunstate. Martha Patterson & Linda Kasten via conference call. Claudia Owens in the audience

## **UNFINISHED BUSINESS:**

Brian reported that the new mailbox is backordered and will arrive on December 29<sup>th</sup>.2021

Terry reported that the entrance call box was replaced. Some gate clickers did not work, Brian ordered a box of new clickers for residents who do not have operating clickers. Terry will hold on to the gate clickers to pass out to residents.

Brian sent in the approved pool resurface project on September 29<sup>th</sup> Brian has not received the start date of the project. Brian will contact the pool leak detection company prior to the start date.

Terry reported that the pool heater has failed. Symbiont was on property yesterday and determined that it will need to be replaced. Terry stated it could be the chemicals in the pool that is causing the heaters to break. Brina will be receiving a quote from Symbiont. Brian will ask for the cost of the extended warranty.

Terry did a walk through and there are two lights are out. Brian will contact Tony's maintenance to repair the lights. Terry also reported that there are three landscape lights that are out as well. Terry will get new lights and submit reimbursement to Sunstate.

Marty stated that the leaks could be severe. Discussion was had regarding the water & sewer costs that are a result of the pool leaks.

## **NEW BUSINESS:**

**Discussion & Vote on 2022 Annual Budget:** The line items of the 2022 draft budget were discussed.

A **MOTION** was made by Dana and seconded by Marty to approve the 2022 annual budget at \$2,045.00 per quarter.

## **HOMEOWNER COMMENTS:**

Lengthy discussion was had regarding pets

**ADJOURNMENT:** The meeting was adjourned 4:57 P.M.

**NEXT MEETING:** TBD

Respectfully submitted,  
*Brian Rivenbark/LCAM*  
Community Association Manager for  
The Board of Directors at Blackburn Point Marina Village

Sunstate Association Management Group

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