

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

**MINUTES OF THE ANNUAL MEMBERS MEETING**  
**March 15, 2022**

A MEETING of the MEMBERS was scheduled for 4:00 P.M in person at the pool cabana

The meeting was called to order at 4:00 P.M. by Terry Kasten

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 14 unit owners present or by proxy.

Also present was Brian Rivenbark and Lynn Priest from Sunstate Management

**MINUTES:** A **MOTION** was made by Terry and seconded by Dana to waive the reading and approve the minutes from the 2021 annual meeting. **The motion passed unanimously.**

**PRESIDENTS REPORT:** Teri reported. A contract is in place to resurface the pool. A leak check will be done on the pool prior to resurfacing. Pools are typically resurfaced every 10 years however this pool has not been resurfaced in 17 years. The pool committee submitted 6 estimates for the pool project. They also visited several businesses to have hands and decide surfaces as well as tile choices for the pool.

All special assessment dues were paid within the 90 days required.

Teri went over proper procedure for exterior modifications, landscape issues or any comments or questions for

Sunstate management.

There will be a new box installed at the front gate.

**TREASURERS REPORT:** As attached to these corporate documents Brian read from the year end 2021 financials. The financials came in over budget due to some unexpected expenses last year.

**NEW BUSINESS:**

The Association will paint the garage doors throughout the complex when they are due for painting. This is roughly 5 years from now. Owner may paint doors, garage doors etc but must use approved paint colors.

Pest control – Hoskins will be contacted to do an interior and exterior treatment. Owners were told to contact Sunstate with any pest issues prior to that treatment.

Restrapping pool chairs w outside the as discussed and may be scheduled for this fall after pool project and hurricane season are passed.

There is a curb outside the restrooms in the pool cabana that is a trip hazard. Options to take care of that are going to be researched and discussed at the next meeting.

**UNFINISHED BUSINESS: None**

Meeting adjourned at: 4:41 PM