

BLACKBURN POINT MARINA VILLAGE

Wednesday November 16 , 2022 At 10AM
Board of Directors Budget Meeting

Call to order: The Board of Directors meeting was called to order at 10AM 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, and Treasurer Dana Chase.

VP Chris Moran was absent

Approval Of Minutes:

A **MOTION** was made by Terry and seconded by Dana to approve the March 2022, Board of Directors Organizational meeting minutes

Also, present: Brian Rivenbark from Sunstate.

PRESIDENTS REPORT: Terry reported that the pool resurfaces came in on budget. The leak detection came in at \$1200 which was a little over. The pool pavers needed to be resurfaced, the pool shower floor needed to resurface and a new sign was needed to be replaced. The total pool expenses was at \$22,381.

UNFINISHED BUSINESS:

The pool heater was replaced last year. Sometimes the pool heater does not shut off. Brian will contact Symbiont to correct the issues.

There are some stains at the deep end of the pool post lan. Brian will contact Signet to address the stains.

NEW BUSINESS:

The October financials was discussed. Brian stated that the operating funds was depleted due to Hurricane cleanup costs. There are more expenses needed to complete the hurricane cleanup and a special assessment will be needed in December.

A **MOTION** was made by Dana and seconded by Chris to not replace the call box but to eliminate the phone line so the owners will need to use the codes at their discretion. **Motion passed unanimously.** Terry stated that the Insurance agent marketed the policies and came back with a good rate. Terry went over the premiums for each policy.

Discussion was had regarding the comcast contract Brian stated that the contract is a 15 year contract and will expire in 2030.

Discussion & Vote on 2023 Annual Budget: The line items of the 2023 draft budget were discussed. The budget increase is in line with current inflation rate at 6%.

A **MOTION** was made by Chris and seconded by Dana to approve the 2022 annual budget at \$2,200.00 per quarter. **Motion passed unanimously**

Landscaping Contract: Dana reported that the landscaper does an adequate job but they do not pay attention to the details such as trimming. There is never a foreman on site. They don't do what they say they are going to do. There is a new owner that owns a landscape company in Blackburn Point. The owner has given a proposal to Dana that is only over \$80 more. The proposal is within the budgeted amount. The name of his company is Lukes's landscaping. Luke also gave a proposal to have the stumps removed at \$13,000

A **MOTION** was made by Terry and seconded by Chris to hire Luke Landscape to complete the remaining hurricane landscape cleanup and the stump removal at \$13512.33. **Motion passed unanimously**

A **MOTION** was made by Terry and seconded by Chris to accept the landscape maintenance contract for Blackburn Point from Luke's Landscape at \$18,000 annually pending an acceptable walk through. **Motion passed unanimously**

HOMEOWNER COMMENTS: NONE

ADJOURNMENT: The meeting was adjourned 11:37AM

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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