

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

MINUTES OF THE ANNUAL MEMBERS MEETING
March 21, 2023

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 12 unit owners present or by proxy.

Also present was Brian Rivenbark and Lynn Priest from Sunstate Management

MINUTES: A MOTION was made by Ann Greshem and seconded by Dana Chase to waive the reading and approve the minutes from the 2022 annual meeting with corrections. The motion passed unanimously.

Terry introduced the new unit owners that bought in 2022

PRESIDENTS REPORT: Terry reported that there was a lot accomplished. The roofs were pressure washed, the pool was resurfaced, there will be a \$1500 surplus from the pool resurface special assessment. This money will be transferred to the pool reserve funds. Terry thanked the pool Committee for their work on getting the pool resurfaced. The scuppers were painted on the homes. The Greenway contract was terminated. The new contract was awarded to Luke Landscaping. He is an owner in Blackburn Point. There was significant damage from Hurricane Ian last year. There was a special assessment for the cost of the damages. Terry described the damages to the landscaping, cabana tv was replaced and fencing.

TREASURERS REPORT: Terry reported that 18 of the 19 owners have paid the special assessment. As attached to these corporate documents Terry read from the year end 2022 financials. Terry stated there was a newsletter that was eblasted out. The newsletter included the description of the reserves. There are areas in the reserves that are not fully funded. There is a spreadsheet in the newsletter for the life expectancy of each reserve line item. Discussion followed regarding the reserves. **Terry stated that Sunstate's accounting practices are exceptional.** The budget was discussed.

NEW BUSINESS:

Chris Moran suggested adding a capital contribution that would be assessed to new owner who buy into Blackburn Point. Rita Moran stated she would volunteer to replace the mail address labels on the mailbox. The

ladies restroom door was replaced today. The membership thanked the Board for handling the hurricane issues.

UNFINISHED BUSINESS: The dryer vent cleaning will need to be done this year. Brian will get the dryer vent cleaning scheduled. The rusting issue of the garage doors was discussed. The bottom panel will need to be replaced with a panel similar to the existing panels.

Meeting adjourned at 5:09 PM