

BLACKBURN POINT MARINA VILLAGE

Tuesday November 14, 2023 At 3PM
Board of Directors Budget Meeting

Call to order: The Board of Directors meeting was called to order at 3PM 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 Via Phone, Secretary Chris Moran, via phone Treasurer Dana Chase.

Approval Of Minutes:

No Meeting minutes were available to approve.

Also, present: Brian Rivenbark from Sunstate.

PRESIDENTS REPORT: Terry reported that his report will be put in a newsletter and sent to the membership. The irrigation well failed. There were three wells within 100 yards that produces saltwater. The well cannot be replaced. The county will not allow the Association to hook up with county water. A letter was sent to the county commissioner to allow a waiver for the irrigation. Luke landscape has drafted a plan to install an irrigation system from the pond. Dana explained that the retention pond install may be pushed back from the county. No plants should be replaced before the beginning of the year. Owners expressed they will volunteer to hand water the landscaping.

Terry reported that there is still \$10,000 left in the special assessment, the fence at the southeast corner will still need to be replaced.

There was note that there should be \$1619 in the pool reserve line item.

Terry stated that the Board agreed to do a dryer vent cleaning in January 2024. Brian stated that the Management company is supposed to have each key for all the units.

UNFINISHED BUSINESS:

Dana stated that the water shut off handles will need to be replaced.

Discussion followed regarding replacing the bottom panel of the garage door.

NEW BUSINESS:

Discussion & Vote on 2024 Annual Budget: The line items of the 2024 draft budget were discussed.

Terry discussed the increase of the insurance rates.

A **MOTION** was made by Chris and seconded by Dana to approve the 2024 annual budget at \$2,717 per quarter. **Motion passed unanimously.**

HOMEOWNER COMMENTS: Owners commented on budget items, insurance, and the retention pond.

ADJOURNMENT: The meeting was adjourned

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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