

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

MINUTES OF THE ANNUAL MEMBERS MEETING  
March 18, 2024

A MEETING of the MEMBERS was scheduled for 2:00 P.M in person at the pool cabana

The meeting was called to order at 2:00 P.M. by Terry Kasten

Notice of the Meeting was delivered to each member 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 16 with unit owners present or by proxy.

Also present was Brian Rivenbark from Sunstate Management

MINUTES: A MOTION was made by Ann Gresham and seconded by Chris Moran to waive the reading and approve the minutes from the 2023 annual meeting with corrections. The motion passed unanimously.

PRESIDENTS REPORT: Terry reported that a new ice maker was purchased and installed in the cabana kitchen, There some lights repaired at the entrance, The outside light fixtures were replaced by the sliding glass doors. A new clock was installed at the cabana, there is a new donate one and take one library. There were 12 outside water shut off valves that were replaced. There is a new pool company servicing the pool, Grande Choice is the new pool company. The fence that was damaged will be replaced by a machine shop. There is an updated contact list for the owners. The well for the irrigation failed. The well could not be drilled due to salt water being under the bedrock. This was the reason the irrigation was not working. The irrigation system has now been connected to the county water system. There will be drought resistant plants installed in the community to replace the plants that died. Terry explained the different phases for the landscape replacement. Terry reported that Chris has cancelled the Frontier contract, updated the Association flood insurance. Chris stated that the flood zone has changed to low risk and the Association may not need flood insurance. A roof inspection has been completed using a drone. A new glass table has been ordered for the pool, two umbrella stands with a new umbrella.

TREASURERS REPORT: As attached to these corporate documents Terry reported on the 2023-year end financials and the February financials.

NEW BUSINESS:

Voting results of proposed amendment to Section 1.10 of the Declaration of Condominium  
Brian announced that the amendment to the documents to amendment to Section 1.10 of the Declaration of Condominium passed with 16 yes votes and 0 no votes.

UNFINISHED BUSINESS: Terry reminded owners that they must complete an ARC form for any exterior changes. Cars cannot be parked in the guest spots or common areas for more than three days. There is no external storage of items when the owner has left for the season. Please use the email contact form on the website to contact Sunstate.

Meeting adjourned at 3:16PM