

# BLACKBURN POINT MARINA VILLAGE

**Friday November 8, 2024 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, Secretary Chris Moran, Treasurer Reinhard Dotzslaw and Vice President Dana Chase.  
Also, present: Brian Rivenbark from Sunstate

Approval Of Minutes:

A **MOTION** was made by Dana Chase and seconded by Chris Moran to approve the minutes from the March 18<sup>th</sup> 2024 Organizational meeting. **Motion passed unanimously.**

## **UNFINISHED BUSINESS:**

### **NEW BUSINESS:**

Terry Kasten reported that the Association has a cash flow issue which is caused by the insurance premiums. Terry Kasten and Reinhard Dotzslaw met and discussed the cashflow issue. The shortfall is included in the 2025 budget.

Terry explained the insurance coverage for Blackburn Point. The deductible for the wind coverage is 5% of the appraised value for each building. The wall and the front gate is covered by insurance. The trees and the landscaping is not covered unless it causes damage to any building or structure.

The roof damage from the hurricane was discussed. The adjuster is currently on site along with the roofing company. There will be a special assessment for the repairs and deductible.

The damaged landscaping has been moved to the front of the community. The landscaping will be monitored to see if it will come back. All the landscaping has been trimmed back.

**Discussion & Vote on 2025 Annual Budget:** The line items of the 2025 draft budget were discussed. Terry discussed the increase of the insurance rates.

A **MOTION** was made by Chris Moran and seconded by Dana Chase to approve the 2025 annual budget at \$3,191 per quarter. **Motion passed unanimously.**

Terry reported there will be a shortfall for the end of 2024. There are also three residents who have not paid the 4<sup>th</sup> qt dues.

Dana Reported that the dryer vents will need to be cleaned again.

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

**ADJOURNMENT:** The meeting was adjourned at 11:20 AM

**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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