

BLACKBURN POINT MARINA VILLAGE

Wednesday February 19, 2025 At 4:30PM
Board of Directors Meeting

Call to order: The Board of Directors meeting was called to order at 4:30 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 Terry Kasten and seconded by Dana Chase to approve the minutes from November 8th 2025 Board minutes. **Motion Carried.**

UNFINISHED BUSINESS:

NEW BUSINESS:

Hurricane Assessment Update: Terry Kasten reported on the Hurricane Milton damage status. The update included damaged trees that were laying on the fence. The fence damage, stump grinding and roof replacement. The insurance claims the resident roofs are a complete loss. The insurance payments were received yesterday. The total amount of insurance payments is \$360,717.96 this does not include the pool cabana. Terry presented two estimates, one was verbal, and the other was from MK Roofing. Brian Rivenbark stated he will be getting another estimate from Colonial Roofing on Monday.

2025 Budget vs Cash Flow Issues: Terry Kasten reported that there are a few owners who have not paid the 1 qt dues. Brian Rivenbark reported that if the owners can email him, he can supply the bill pay number for the owners to set up ACH at Truist. Terry also reported that there is an \$18,000 amount owed to reserves.

Board Review of HOA Improvement Proposals:

Terry Kasten reported having a special assessment meeting to assess the community \$204,566.00 total which is \$10,766 per unit. This would be for the landscape improvements, new gate control box, payback \$18,500 to reserves, Engineering company to oversee the roof project. The parking lot fixed, the stump grinding, mulch, turf fertilization, replaced roofs. Discussion followed regarding the special assessment.

A **MOTION** was made by Dana Chase and seconded by Chris Moran to approve Wetstone for all new cabana countertops at \$7000 from Misc. Ste Improvements. **Motion carried**

A **MOTION** was made by Dana Chase and seconded by Chris Moran to approve The proposal from Fusion Fence In the amount of \$4,301.45 from Misc. Ste Improvements. **Motion carried**

A **MOTION** was made by Dana Chase and seconded by Chris Moran to approve The proposal from Fusion Fence to paint the fence In the amount of \$9547.00 from Painting reserve line item. **Motion carried**

A **MOTION** was made by Dana Chase and seconded by Chris Moran to approve the \$6400 storm clean up from 2022 Hurricane special assessment. **Motion carried**

A **MOTION** was made by Dana Chase and seconded by Chris Moran to pay the hurricane tree removal in the amount of \$10,782.98. To be paid from the Misc. Site Improvement reserve line item. **Motion carried.**

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

ADJOURNMENT: The meeting was adjourned at 5:45 PM

NEXT MEETING: March 13 2025 Annual Meeting

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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