

BLACKBURN POINT MARINA VILLAGE

Tuesday September 28 , 2021 At 3PM
Board of Directors Special Assessment Meeting

Call to order: The Board of Directors meeting was called to order at 3 pm by Brian Rivenbark 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, VP Marty Nardi and Treasurer Dana Chase.

Also, present: Brian Rivenbark from Sunstate. Martha Patterson & Linda Kasten via conference call. Claudia Owens in the audience.

UNFINISHED BUSINESS:

Discussion and Vote for the Pool Resurfacing Special Assessment: May 2021 HOA Board meeting contained presentation and discussion of needed pool resurface as presented by the HOA pool committee—committee report was attached to the May 2021 meeting minutes. Terry stated that there were six estimates collected to resurface the pool. The Proposed special assessment is total \$24,000 and \$1,263.13 per unit. Discussion was had regarding the possible leaks in the pool. The reason for the resurfacing of the pool is because the topcoat of the surface is delaminating. The pool is 16 years old. There will be a stipulation in the contract that there will be a financial penalty to the contractor for each day they go over the final finish date. This would be contingent on weather. The dates for the pool completion would be for January, if this cannot be done then the finish date will be for May. Terry discussed the reserves and the waiving of the 100% funding of the capital items. If there are any funds left from the pool assessment it will be transferred to the pool resurface line item to be created in the 2022 budget.

A **MOTION** was made by Dana and seconded by Terry to approve the special assessment in the amount of \$24,000 for the pool resurfacing with the per unit cost at \$1,263.16 per unit. **Motion passed unanimously.**

A **MOTION** was made by Dana and seconded by Marty to invoice the membership the amount of \$1,263.16 per unit due with a 60-day due date. **Motion passed unanimously.** Brian Action to implement.

Actions:

1. Brian Rivenbark to contact, Jonathan Mosher, 419-210-0348, SIGNET Pools about scheduling for either a January or May 2022 start and three week completion.
2. Brian to ask around regarding financial viability of SIGNET Pools.
3. Brian to contract for pool leak detection with Red Rhino 2 mos. prior to pool resurface—expected cost \$900.

NEW BUSINESS:

Terry stated that the mailbox has split in two due to metal fatigue and fallen off the wall in the cabana; the mailbox cannot be repaired. Brief discussion was had regarding the mailbox repair. Replacement must be of a US Postal Service approved box and re-keyed by USPS. Only one possible vender. Brian has contacted HOA Mx Support, Tony, and he has ordered the new mailbox.

A **MOTION** was made by Terry and seconded by Marty to replace the broken USPS mailbox at the Cabana at the cost not to exceed \$3500. **Motion passed unanimously.**

The entry gate was noted as not working and stuck in the up position. The gate has broken many times over the last several years. The Gate repair company said a new "Call Box" is need since the old box can no longer be repaired. Brian contacted several companies about replacement estimates; only one company was willing to due the work. A **MOTION** was made by Dana and seconded by Marty to replace the gate call box at a cost of \$3,255. **Motion passed unanimously.**

Marty stated that the roads will need to be seal coated. Dana stated that the roads were sealed in 2019. Filling the cracks in the roads was discussed as goal when the pavement is next expected to need resurface (post 2022)

HOMEOWNER COMMENTS:

ADJOURNMENT: The meeting was adjourned 4:11 P.M.

NEXT MEETING: October 26th at 3PM

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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