**BAY TREE HOMEOWNER’S ASSOCIATION, INC.**

ANNUAL MEMBERS / BOARD MEETING MINUTES

January 14, 2021

3:00pm



At the Clubhouse Pool/Zoom

100 Pepper Lane, Jensen Beach, FL 34957

Determination of Chairman of the Meeting: Motion made by Chris Kanakis to appoint Anthony Purificato, Property Manager. Seconded by Pricilla Deban all in favor motion approved.

Call to Order and Certification of Proxies: The meeting was called to order by Anthony Purificato at 3:00pm. A quorum was achieved with 16 owners present in person or by proxy and 7 via zoom.

Proof of Notice of Meeting: Notice was given in accordance with Florida Statute and the By- laws an affidavit of mailing was present at the meeting.

Approval of the previous annual meeting minutes: Anthony Purificato read the previous annual meeting minutes to the membership. A motion was made by Priscilla Deban to approve the previous minutes. Seconded by Chris Kanakis all in favor motion approved.

Approve proposed 2021 budget. Motion made by Chris Kanakis to approve the proposed budget in the amount of $128,000.00, Seconded by Priscilla Deban all in favor.

Waiver of election. There was no need for an election 3 members submitted their names for candidacy. Chris Kanakis, Priscilla Deban, and Courtney Santorella.

Presidents Report: Chris Kanakis gave and overview of 2020 to the membership. The clubhouse a/c was replaced, the pier was repaired, engineering recommendation on water retention area, camera system installed, and the ARC guidelines were revised. The documents were also amended. Chris Kanakis thanked Mike Jenkins for all of his work with the ARC. Mike is stepping down from the committee and will be missed.

Treasurer’s Report – Priscilla Deban gave an end of year financial report copies were dispersed to the membership. The association ended up with a surplus. The number is unknow until all of the invoices are processed.

Committee Reports:

ARC: Chris Kanakis made a motion to appoint Michael Harris to the ARC. Seconded by Priscilla Deban all in favor motion approved. Michael reported that rules were being formulated for the use of the clubhouse for the benefit of the membership.

Manager’s Report: Anthony Purificato read the Comcast letter to increase the unit price by 5 percent. Several eblasts were sent out to the membership, minutes produced and site inspections made.

Unfinished Business: None

New Business: No new business.

General Discussion by Members. No discussion

Adjournment: Motion was made by Chris Kanakis to adjourn the meeting at 3:30 pm. Seconded by Priscilla Deban all in favor motion approved.

Respectfully submitted,



Anthony Purificato, LCAM

**B.T. HOMEOWNERS ASSOCIATION**

ORG. MEETING MINUTES

January 14, 2021

At the Clubhouse Pool/Zoom

100 Pepper Lane, Jensen Beach, FL 34957

**2021 Organizational Meeting Minutes**:

Call to Order: The meeting was called to order by Anthony Purificato, Property Manager at 3:32pm.

Nominations:

Courtney Santorella nominated Chris Kanakis as President. Chris accepted the nomination. Seconded by Priscilla Deban all in favor.

Chris Kanakis nominated Priscilla Deban as Treasurer. Priscilla accepted the nomination all in favor.

Priscilla Deban nominated Courtney Santorella as VP. Courtney accepted the nomination. Seconded by Chris Kanakis all in favor.

Adjournment: Motion made by Priscilla Deban to adjourn the meeting at 3:39pm Seconded by Courtney Santorella all in favor.

Respectfully submitted,



Anthony Purificato, LCAM