**BAY TREE HOA**

**100 Pepper Lane**

**Jensen Beach, FL 34957**

 MEETING MINUTES

September 30, 2020

At the Clubhouse

6:00pm

Call to Order: Chris Kanakis called the meeting to order at 6:00pm.

Determination of Quorum: Present at the meeting, Chris Kanakis, Betty Jenkins, and Priscilla Deban. Also, present Anthony Purificato of Watson Association Management.

Proof of Notice of Meeting: Notice was posted and e-blasted at least 48hrs in advance of the meeting.

Approval of the previous meeting minutes: Motion made by Chris Kanakis to approve the previous minutes as corrected. Seconded by Betty Jenkins all in favor motion approved.

Presidents Report: Chris Kanakis reminded all that if you have a pet to please show courtesy around the property and to make sure to pick up waste.

Vice President’s Report. Betty Jenkins reported that she contacted Superior Pools and the pool light has been repaired.

Treasurer’s/ Secretary Report – Priscilla Deban gave a report as per the August financials and handouts were available at the meeting.

ARC: No Report

Building and Grounds: No report.

Covenants: Discussion will be held later on in the agenda.

Entertainment: Joan reported that in response to the Covid 19 restrictions and concerns, we have not organized any activities for the community since the St. Patrick Day party. The Entertainment Committee suggest that we suspend any activities for the remainder of 2020

Cable/Internet committee: Discussion will be held later on in the agenda.

Fining Committee: The following owners have volunteered to be on the fining committee: Courtenay Santorella, Pat Deban, and Michael Harris.

Manager’s report: The budget worksheet will be sent out for the 2021budget. The insurance has been renewed. Inspection made; minutes produced.

Old Business:

Cable/Internet committee: After further consideration the committee recommended keeping Comcast. Motion made by Priscilla Deban to renew the Comcast contract for 5years. Seconded by Betty Jenkins all in favor motion approved.

Covenant Revisions: Concerns were raised regarding the lack of language in the covenants regarding leases. The attorney drafted amendments that will be voted on at the next meeting. A motion was made by Chris to call a Special Meeting in October. Seconded by Betty Jenkins all in favor motion approved.

Southeast swale engineering update. Copies of the report will be supplied to the ownership.

New Business:

Estimates for replacing of incoming gate keyboard and motor. System is working sporadically and needs to be replaced. Working on estimates.

Open Forum: None

Adjournment: Motion made by Chris Kanakis to adjourn the meeting at 7:15pm. Seconded by Betty Jenkins all in favor motion approved.

Respectfully submitted,

Anthony Purificato LCAM