**BAY TREE HOA**

**100 Pepper Lane**

**Jensen Beach, FL 34957**

 *MEMBERS MEETING MINUTES*

*October 28, 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.

There was also a quorum of the membership achieved with 26 in attendance in person or by proxy.

Proof of Notice of Meeting: Notice was posted and e-blasted at least 14 days 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: No report

Vice President’s Report. No report

Treasurer’s/ Secretary Report – Priscilla Deban gave a financial report and handouts were available at the meeting. Motion made Priscilla to open a separate savings account for betterments. Seconded by Betty Jenkins all in favor motion approved.

ARC: Mike Jenkins gave an ARC report. 17 requests were processed, 6 approvals, 1 complaint, 2 emergency repairs, and 8 routine maintenance requests. At the last meeting the committee agreed that house rules are unenforceable and they compiled a list of questions for the attorney. The response, the ARC can only exercise authority specifically granted in the declaration.

Building and Grounds: No report.

Covenants: No report

Entertainment: No report

Cable/Internet committee: No report

Fining Committee: No report.

Manager’s report: No report

Old Business:

Covenant Revisions: Results of the membership vote are as follows. A small amount of ballots cast could not be accurately justified because of discrepancies in the final tally. Therefore, the membership decided that a new meeting will be conducted on November 17th.

Approve appointment of fining committee. Motion made by Chris Kanakis to appoint Michael Harris, Joseph Haeslin, and Courtenay Santorella to the fines committee. Seconded by Priscilla Deban all in favor motion approved

Southeast swale engineering update. Chris read the engineering report to the membership. Runoff from the homes are causing erosion is several areas around the retention swale.

New Business:

Estimates for replacing of incoming gate keyboard and motor. System is working sporadically and needs to be replaced. One estimate was submitted waiting on others.

Open Forum: Discussion was held about people not using masks while using the clubhouse.

Adjournment: Motion made by Betty Jenkins to adjourn the meeting at 8:06 pm. Seconded by Priscilla Deban all in favor motion approved.

Respectfully submitted,

Anthony Purificato LCAM