**BAY TREE HOA**

**100 Pepper Lane**

**Jensen Beach, FL 34957**

 *BOARD MEETING MINUTES*

*February 25, 2021*

*At the Clubhouse*

*3:00pm*

Call to Order: Chris Kanakis called the meeting to order at 3:00pm.

Present at the meeting:  Chris Kanakis and Courtney Santorella. Also, present Anthony Purificato of Watson Association Management.

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

Approval of the previous meeting minutes: Motion made by Courtney Santorella to waive the reading and approve the previous minutes. Seconded by Chris Kanakis all in favor motion approved.

President’s report: None.

Vice Presidents Report: None

Treasurer’s Report: Anthony Purificato, property manager gave a treasurer’s report as per the January 31st financial report.

ARC: An ARC meeting will be scheduled in March

Buildings and Grounds: We need volunteers.

Covenants: Suspended

Entertainment: Suspended

Clubhouse Rules Committee: Suspended.

Management Report: Minutes produced; violations letters were sent out and have been resolved. The tax return and the annual report are being prepared. We have four new owners that moved into the community since October of 2020.

Old Business:

Drainage Swale Stabilization Project. The Association is done with phase one of the project, the second phase will begin shortly.

Front gate system: All the contact information has been turned over to the vendor and the system should be installed shortly.

Review Clubhouse Rules Committee Recommendations: Michael Harris thanked all the committee members that helped participate in formulating the clubhouse rules. There were several meetings conducted with the committee. Chris Kanakis asked if there were any questions or concerns with the rules and there were none. Therefore, a motion was made by Chris Kanakis to approve the rules as submitted by the Committee. Seconded by Courtenay all in favor motion approved. The rules will be e-blasted and posted on the website. There was a question whether the rules needed to be recorded with the County the association’s attorney responded that it was not necessary.

Acknowledge Resignations from Committees from the Board of Directors: Chris thanked Priscilla Deban, Fred Hellthaler, and Mike Jenkins for all their hard work and dedication to the community.

New Business:

Consider motion to nominate a replacement to the board of Directors. Chris Kanakis made a motion to appoint Tara Fleming as board member to replace Priscilla Deban as Treasurer/Secretary. Seconded by Courtney Santorella all in favor motion approved.

Consider a motion to appoint 2021 Committee members: Motion made by Chris Kanakis to appoint new committee members. Seconded by Courtney Santorella all in favor motion approved. ARC Michael Harris, Mark Dryden, Ron Paul, Anne Kanakis, and Jack Kenworthy. Building and Grounds Ria Ludlow, Martha Paul, and Chris and Anne Kanakis.

Open Forum: None

Adjournment: A motion made by Chris Kanakis to adjourn the meeting at 3:45pm. Seconded by Courtney Santorella all in favor motion approved.

Respectfully submitted,

Anthony Purificato LCAM