**BAY TREE HOA**

**100 Pepper Lane**

**Jensen Beach, FL 34957**

 *MEETING MINUTES*

*July 28, 2021*

*At the Clubhouse*

*2:30pm*

Call to Order: Courtney Santorella called the meeting to order at 2:30pm.

Present at the meeting:  Courtney Santorella, Tara Fleming, and Alyssa Harris. 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 Tara Fleming motion approved.

President’s report: Courtenay thanked Chris Kanakis for his years of service to the association. Chris received a round of applause by those in attendance.

Vice Presidents Report: None

Treasurer’s Report: Tara reported that pending items will be addressed in the coming months. The Insurance renewal will be sent over shortly by Rick Carroll, the association will be looking into an update Reserve Study, we will work on the covenant revitalization in early 2022. Bay Tree is also interested in becoming a member of the Hutchinson Island

ARC: Mike reported that the ARC met this past week, and one items was addressed regarding tile that was out of compliance

Buildings and Grounds: Motion mad by Tar to appoint Chris Kanakis as Building and Grounds chairperson. Also, on the committee Ria Ludlow and Martha Paul. The irrigation clock at 135 needs to be replaced, for less money this zone can be rewired to the new clock as a better solution the replacement.

Management Report: Access Control was contacted to look at the outgoing gate that is stuck open.

New Business:

Resignation and Appointment of New Board Member: Long time board member Chris Kanakis recently gave his resignation. Courtney appointed Alyssa Harris to the board. Seconded by Tara Fleming all in favor motion approved. Pres Courtney Santorella, Treas/Sec Tara Fleming and Alyssa Harris,

Open Forum: A discussion was held about vegetation being planted on Majestic Bay’s property that is causing maintenance concerns. Also, discussed dumpster left on street and stage 3 of the retention easement we will need to tie in all gutters to remediate erosion around the homes.

Adjournment: Motion made by Tara Fleming to adjourn the meeting at 3:19 pm. Seconded by Courtney Santorella all in favor motion approved.

Respectfully submitted,

Anthony Purificato LCAM