

Grand Bay Condominiums of Marco Inc.

991 N Barfield Drive

Marco Island, Florida 34145

Minutes of Board of Directors Meeting

DATE: February 9, 2023

TIME: 2:00 P.M.

Opening Proceedings

Board members present:

- Del Suppo,
- Michael Mehall
- Robert Vanderselt,
- Richard Maynard,
- Milan Blaho

Roll Call – all Board members present

Also present were Jim Bonfitto from Beachside Management and the Grand Bay attorney William Morris.

- A quorum was established for compliance purposes.
- Proof of Notice was verified by Beachside Management and the association is compliant.
- The minutes of the previous annual board meeting were read. The Board and Owners approved the minutes.

Report of Officers

- Bob stated we were over budget for 2022 by \$85,000.00 due to storm issues. We are trying to recoup that money using via the special assessment.
- Mike detailed the landscaping issues and improvements.

Old Business

- Del gave a roof update and we are in contact with CMR and Cronin on inspections and reparations.

New Business

- Discussion occurred on all of the below mentioned items. Proxy votes along with in-person voting was tallied by Beachside for the following.
 - Vote on Rollover of Excess Funds for the year ending December 31, 2022.
Proposal passed 41-1.
 - Vote on Waiving Financial Reporting Requirement of a Review for the year ending December 31, 2023.
Proposal passed 29-13
 - Vote to Amend Governing Documents to Add Application Fee for Leases. (2/3rds vote required to pass)
Proposal fails 23-19.
 - Vote to Amend Governing Documents to Incorporate Language Allowing Future Chapter 718 Amendments to Automatically Apply to the Governing Documents.
Proposal passed 39-3
 - Vote to Amend Governing Documents to Permit the Board of Directors to change the Location of Dumpsters as Deemed Appropriate.
Proposal failed 16-26
- A discussion occurred about a “fining committee”. No action was taken but the board has an option to create one if necessary.

Open Forum

- A pet discussion occurred. As of now all current rules remain in place. Discussion occurred about changing the owner/guest/rental rules to be consistent. This is a by law change and needs a full vote of the owners.

Adjournment

- The annual meeting officially closed at 4:10.

Respectively submitted,

Rick Maynard