

**Grand Bay Condominium Inc
Board of Directors Meeting
December 20, 2024**

Call to Order: Location, Grand bay Condominium Club House.
Meeting called to order 10:00 am by Mr. Mike Mehall (Vice President)

Meeting Participants: Mr. Mike Mehall (Vice President), Mr. Milan Blaho (Director). Via Zoom
Mr. Tom Britton (Secretary).
Mr. Jim Bonfitto (Beachside PM)

Quorum: Mr. Mehall stated that a quorum is present.

Proof of Notice: Jim Bonfitto, Beachside PM confirmed Proof of Notice by attestation.

Approval of Minutes: Secretary Motions to waive reading of minutes from Dec. 3rd 2024 meeting.
2nd. Mr. Blaho **ALL IN FAVOR**

Old Business: Purpose of meeting was to readopt and approve amended budget for 2025.
Substantial adjustments were made to SIRS reserves portion of the budget. Quarterly payments will
forward be \$ 3,250.00. Motion to adopt amended budget, Mr Blaho. 2nd Mr. Mehall. **ALL IN FAVOR**

New Business: MR. Mehall pointed out damage that has occurred over the years to pilings under the
walkway along the Dock area. Mentioned adjusting feed to dock owners and pointed out that the dock
fees have been reduced from what it originally was.

Open Forum: Questions regarding roof loan, pending assessments with regards to state required
inspections and assessment for the \$92,000.00 to replenish the reserve fund from 2023/24 budget.
Beachside PM stated that the CPA will look into that when he returns from vacation.
Repairs to roof from lightning strike(\$13,000), Walkway repairs to areas exposed from inspection in
April. Consultation with GB attorney to resolve dispute with roofing company and resolve getting the
20 yr warranty that was part of the contract.

Motion to Adjourn: 9:50 am Motion by Mr. Blaho to adjourn, 2nd Mr. Britton.
Respectfully submitted,

Tom Britton GB Board secretary.

Observations herein are made in good faith and to the best of my ability as to their accuracy.