

Grand Bay Condominium Inc
Board of Directors Meeting
January 7, 2025

Call to Order: 10:00 Meeting called to order by Mr. Mehall (pres).

Meeting Participants: Mr. Mehall, Mr Blaho, Mr. Britton

Quorum: Mr. Mehall states a quorum is present.

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

Approval of Minutes: Motion to waive reading of minutes by Mr. Britton, 2nd Mr. Blaho. **All in Favor**

Old Business: Stated that monies collected to unit owners cannot be credited back to the owners but they will be allowed to deduct the ammount of fees collected from their quarterly dues.

Discussion of smoke detectors and fees will be tabled to a further meeting after discussing with the Condos attorney.

Invoice for missing detectors submitted by Mr. Brown (204).

Registration of Board members

Approval for web page design fee. Motion Mr. Britton, 2nd Mr. Blaho All in Favor

Introduction of new board members; Mr. Ron Brown, Mr. Mike Csaky. Motion to approve Mr. Mehall 2nd Mr Blaho. **All in Favor**

Mike Mehall – President

Ron Brown – Treasurer

Tom Britton – Secretary

Milan Blaho – Director

Michel Csaky - Director

New Business: Brief discussion of bids for phase 2 of milestone study.

Set up meeting with Socotek engineerfor Milestone project.

Brandon Beachside PM explained SERS reserve fund policy

Dock land lease sales tax on transfer of deeded docks to new owners.

Search for outside accountant CPA for bi-annual audit.

Yearly maintenance fees for docks. Increase of annual fee? To be decided for annual meeting.

Open Forum: Raising level of pool heaters and pumps to hopefully prevent further cost to equipment after a hurricane or storm surge.

Motion to approve purchase of new BBQ up to \$1,000.00. Motion Mr. Mehall, 2nd Mr. Britton
All in Favor

Motion to Ajourn: Motion to adjourn Mr. Mehall, 2nd Mr. Blaho.

Tom Britton GB Board secretary.

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