

**Grand Bay Condominium Inc**  
**Annual Owners Meeting**  
**February 18 2025**

**Call to Order:** Mr. Mehall called to order the Open Annual meeting of Grand Bay owners. 41 owners including proxies.

**Meeting Participants:** Mr. Mehall, Mr. Blaho, Mr. Csaky, Mr. R. Brown, Mr. Britton ( Gbay BOD). Jim Bonfitto BPM, Brandon Shaver BPM (Beachside Property Management). Jim Morris (Board Atty), and 20 owners in person plus ZOOM.

**Quorum:** Mr. Mehall notes that a Quorum is present.

**Proof of Notice:** PON by attestation from MR. Bonfitto BPM.

**Approval of Minutes:** Motion to approve minutes from 2024 annual meeting. Motion Mr. Blaho, 2<sup>nd</sup> Pam Pusinelli. All in Favor.

**Acception of treasurers report:** AIF

**Old Business:** Mr. Csaky explains Performance bonds/ Surety bonds to meeting participants. Clears up indiscrepancies with the Boards Attorney of not having a bond from the roof project in 2021. Attorney recommended it and stated that if he did not he would be liable. MR. Csaky also emphasized that going forward with the State mandated restoration project that a performance bond will be obtained from the contractor.

Mr. Mehall brought up the personal "Water Craft" ramps affixed to the common area docks and stated they are there without permits from the city and cause a liability to GB Condo Assoc. Questioned the ramps ownership and removal. Item is tabled to next meeting as there will be a letter to the installer of the ramps to clarify ownership.

Treasury report delivered by Mr Bonfritto (BPM) and explained the \$92k that should have been returned to the reserve fund in 2023. A special assessment to address this issue to follow.

Motion to rollover excess funds to the 2026 budget: and 2<sup>nd</sup> by Maria Leuci. All in Favor. Brandon tallied vote, 41 in favor 0 against.

Motion to authorize board to waive accounting report/audit YE 2025: Bob Brown, 2<sup>nd</sup> Maria Leuci. Roll call; 27 to waive audit, 13 opposed Board to approve audit.

Mr. Blaho made a statement of how with new members on the board of directors that it will be more transparent than previous boards.

Motion to adjourn annual meeting: All in Favor

Respectfully submitted,  
Tom Britton Grand Bay Board Secretary

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