



Lorraine Thomas LCAM &lt;limebayphase4@gmail.com&gt;

**December 17, 2020 Annual Meeting, Minutes**

1 message

james molini &lt;jim.molini@gmail.com&gt;

Wed, Dec 30, 2020 at 11:51 AM

To: Lorraine Thomas LCAM &lt;limebayphase4@gmail.com&gt;

As per mailed and posted notices, The Lime Bay 4 Annual meeting was held via Zoom on December 17, 2020. The meeting was called to order by 7:10pm by Lorraine Thomas, Association property manager. Tom Burns, Board President led the group in the Pledge of Allegiance to start the meeting. Attendance was taken. Of the 5 existing Board Members 4 were present i.e. Paul Berger, Thomas J Burns, James Molini, and Tom Wall. (Robert Picora was absent). It was established that we had had a quorum of Bd Members. In addition to the Board Members, a bit less than 10 unit owners were also in attendance. Since all existing Board members for LB4 agreed to run again and no additional candidates had indicated a desire to run, we moved to not vote and simply seat the Lime Bay 4 Board for 2021. This was unanimous. For Lime Bay Community, the three open spots were being filled by 3 Notices of Intent. Susan Burns, Robert Picora and Ava Brouckaert. Note, all attendees were able to meet Ava at this meeting, and Lorraine took the opportunity to thank her for her sense of Community to submit her name to represent Lime Bay 4 on the Community Board.

Therefore, Lime 4 Board of Directors was seated (at next meeting any changes in officer titles will be determined by this Board)

Lime Bay Community 3 member panel representing LB4 was seated.

other business- it was noted that while our property manager had completed our budget in early November, pandemic issues interfered with some communications.

It was noted that due to the high cost of Association insurance along with an increase in water damage repairs, there is a need for a maintenance increase. The new maintenance was posted on bulletin boards. There was a delay in getting coupon booklets. The amount of the increase is based upon partial reserves. A letter is being sent by Phoenix to all owners asking them to sign for partial reserves. This is important since FI law requires Full Reserves be taken if the majority of owners don't sign for partial reserves.

Finally, Lorraine reminded all owners on the call that they should submit or have their Home Owners Insurance Company submit proof of coverage in the next weeks.

The meeting was adjourned at approximately 7:35pm

respectfully submitted,

James Molini, Secty

PS Again, we thank our Property Manager, Lorraine Thomas for going above and beyond to organize this meeting while dealing with this nasty virus!!!!!!