

BANANA BAY CONDOMINIUM ASSOC, INC
Board of Director's Meeting
To be held at the Clubhouse and via telephone conference.

April 12, 2022 at 7:00 P.M.

AGENDA

Call to Order - President Barbara Peterson called the meeting to order at 7:00 P.M.

Quorum of Board Members - President Barbara Peterson, Vice President Phil Jackson, Treasurer Pam Foreman, and Director at Large Chris Bailey. Manger Jennifer Vo was present. Additionally, 3 owners were present on the teleconference and 1 present at the clubhouse. Secretary Deb Rose, was absent.

Approval of Prior Minutes - Pam made a motion to approve the draft of the members meeting March 1, 2022 minutes to be posted, and Phil seconded. All present voted in favor and the motion passed.

Financial Report - Jennifer reported as of March 31, 2022

| | | |
|--------------------|----|------------|
| Operating Accounts | \$ | 19,371.51 |
| Reserves Accounts | \$ | 434,678.33 |
| Total | \$ | 454,049.87 |

Past Due Accounts is \$ 1,212.00

Two late accounts, one account who still hasn't upped their autopayment with the increase, and four coupon book fees. Jennifer stated coupons will be mailed out this week, therefore owners will get the coupon booklet in 7-12 business days. Sunrise Bank has had difficulty in setting up the new center to process checks with coupon books. The transition, unfortunately, was not seamless. We are now 2 months past the original date to receive the coupon books. It has caused delays in receiving payment. No late fees assessed due to the bank delay.

New Business

- **Update Handbook** – Barbara discussed many key updates to the handbook. Important changes made from the 2015 document amendment were excluded. Phil motioned to approve the draft updated handbook to be presented to the residents via e-mail and any owners requesting a hardcopy mailed to them must contact management. Pam seconded, all present voted in favor and the motion carried. Jennifer will e-mail the draft handbook.

Old Business

- **Spectrum** – Barbara reviewed the Spectrum contract. It has been renewed with faster internet. It went into effect April 5th. Spectrum is sending a \$27,200 check to cover the 5% yearly increase. Barbara asked that the check will be placed into operating account.
- **Projects**
 - **Townhome Decks** – Barbara reviewed the deck repair schedule. Many more deck than anticipated need extensive repairs due to age of decks. The last decks repairs by another contractor did not have support added to bring them up to code. The most recent deck repaired had flexible aluminum tape used to cover over rotted wood with only spots of caulking.
 - **Kayak Racks** – The new rack has been completed and installed.
 - **Roof Facia** – Rock Homes repairs of townhome roof facia is ongoing.
 - **Painting** – We have an Anchor Painting proposal and pending additional proposals.

Next Meeting Date: TBD

Open Forum

Discussion

- **Pool Heating** – Owners have asked for pool heater and we will ask volunteers to research. We have one proposal pending.
- **Landscaping for Lagoon Health** – Barbara stated lagoon safe fertilizer and pest control has been in use on the property for several months. Prior to this it was used for several years up to 2018. We will set up workshops for landscaping with lagoon friendly plantings.
- **Kayak Launch Area** – Barbara discussed the volunteer interest in assisting with the launch area.

- **Electric Car Charging** – The board will need to additional information.

Adjournment - Barbara made the motion to adjourn the meeting at 8:20 P.M, and Chris seconded. All in favor and the meeting was adjourned.

Respectfully submitted,

Jennifer Vo

Jennifer Vo, CAM #50768
Clover Key, Inc.