



WHITLEY BAY CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING

Held on
Wednesday, March 22, 2023, at 7:00 PM (Eastern Time)
At the Whitley Bay Community Room & via Zoom

MINUTES

- **Call to Order/ Establish Quorum** – Stan called the meeting to order at 7:00pm. President Stan Bowers, Vice President Mike Mervis, and Secretary Jennifer Thompson were present. Manager Lindsey Wilson with Clover Key and 10 owners were present.
- **Certify Posting of Notice** – Lindsey certified the agenda was posted in the elevators within 48 hours in advance.
- **Approval of Meeting Minutes** – Ms. Thompson made a motion to approve the prior meeting minutes from November 29, 2022 and February 20, 2023.
- **Financial Report**
- **Old Business**
 - **Landscaping** – A new landscaping company was hired, Perez Lawn and Landscaping and they are working with Jim Molder to maintain the property. New mulch will be installed around the property soon.
 - **Borrowed Reserves Payback** – Mr. Mervis reported a new appraisal was received and he is still working with other insurance companies to write a new policy that will cover from April 15, 2023-2024. The Board is aiming to have more details and a new proposal by the end of March. Jim O’Leary added that the treasurer and reserve committee has compiled and shared a full report with the Board that shares a recommended plan for the payback of the reserves.
- **New Business**
 - Mr. Bowers addressed that an incident occurred with an owner on Monday night. The Board is limited on the actions they can take, but owners are encouraged to report any incidents they may encounter on the property.
- Ms. Lusk asked the Board if they would consider a note of “Did you know?” be posted in the elevator with short reminders to owners with excerpts from the Policy and Procedures.
- Mr. Alonso shared that the maintenance supervisor, Jim Molder, is very appreciated and invaluable to the association.
- The Spectrum contract was addressed, and the Board is looking for a volunteer to help with further action on negotiations.
- **Next Meeting Date:** April 19, 2023
- **Adjournment** – With no further business to discuss, the meeting was adjourned at 7:31pm.

Respectfully submitted,
Lindsey Wilson
CAM#57168
Clover Key, Inc.