



WHITLEY BAY CONDOMINIUM ASSOCIATION, INC.

BOARD MEETING

Wednesday, June 28, 2023, at 7:00 PM (Eastern Time)

Whitley Bay Community Room & via Zoom

MINUTES

Call to Order/ Establish Quorum – Stan called the meeting to order at 7:04PM. A quorum was established with President Stan Bowers and Treasurer John Robbins present in person and Vice President Michael Mervis and Secretary Jennifer Thompson present via Zoom.

Certify Posting of Notice – Stan confirmed the agenda was posted in the elevators on Saturday, June 24, 2023.

Approval of Meeting Minutes – John moved to approve the minutes for the May 2023 board meeting. There was a second, all were in favor and the motion passed.

Financial Report – Lindsey reported numbers as of the end of May. The operating fund balance is \$97,098.96 and the reserve fund balance is \$251,757.00, for a total of \$348,855.96. Reimbursement for the first insurance policy has not yet been received but the new policy effective May 1, 2023, was paid in full. The borrowed reserve funds will be paid back once the insurance reimbursement has been received. All but two owners have submitted payment for the first special assessment installment.

Old Business

- **Any old business after time of posting** – N/A

New Business

- **Community Room Renovations** – A letter with a written consent form was distributed to owners. There is a 90-day period to return the form and participate in the vote.
 - Vote 1 addressed painting the community room new colors that are not along the current color hue. This color change requires owner consent. So far, 38 affirmative votes were received for the community room paint change and 33 are required for a quorum. John motion to approve the proposed contract with Wall To Wall for \$7,100 and it will be funded with the community room renovation component in the reserve fund. There was a second, all were in favor and the motion passed.
- **Any new business after time of posting**
 - **Fire Alarm Procedures** – There is a PA system that a select few know how to operate. John is proposing the association invest in 17 2-way radios for communications during an emergency and to prepare a current evacuation plan. Further discussion to be had to work out details.

Next Meeting Date: To be determined.

Adjournment – With no further business to discuss the meeting adjourned at 7:26PM.

Lindsey Wilson
CAM#57168
Clover Key, Inc.