

Starfish III, IV, V Condominium
Annual Owners Meeting Minutes

4/8/17

I. Call to order

Manny Gomes called to order the regular meeting of the Starfish III, IV, V owners at 9am on April 8th, 2017 in the office of Mana-Jit.

A moment of silence was had in honor of the passing of Association President Paul Funk.

II. Roll call

John Jensen conducted a roll call via sign in sheet. The following units were present:

III Building- 102, 103, 202*, 204*, 302*

IV Building- 101, 102*, 103, 104, 202, 204*, 301*, 302*, 303

V Building- 102, 103, 301, 303, 304

* indicates proxy submission

Quorum requirements were satisfied. Owners introduced themselves.

III. Approval of minutes from last meeting

A motion to approve the minutes of the last owners meeting as presented was made by unit IV-101, second by unit III-103. The minutes of the previous board meeting were approved as presented.

IV. Highlights from previous year

Garrett German recapped the building improvements from 2017. General painting, routine maintenance, and landscaping were all completed during the owners work weekends.

Moving into 2017, we are under construction on the front decks of the buildings. Missing siding is scheduled to be replaced in conjunction with the deck project. Additionally, the board will have previously identified roof areas addressed in order to improve the current roofs longevity.

V. Financial Review

Jensen presented financial reports. Balances as of 4/5/17 read as:

Bank of OC Operating- \$67,026.69

Reserve- \$73,047.90

Accounts receivable read as- \$5534.01. Jensen was pleased to inform the owners that the collection efforts have been successful in collecting on past due accounts. Mana-jit will continue to work with local collections attorneys and the board of directors on past due accounts.

The owners asked Jensen to contact their insurance agent to review the premiums on the flood insurances. Jensen to present information to the board.

VI. Business of Association

- a) The first work day of 2017 is scheduled for April 22nd, 2017; the second work day of 2017 will be 5/5/17. All owners should have received the work weekend information via mail from Mana-jit. If you did not receive this information, please call Mana-jit.
- b) The owners were reminded that towels being hung over the railings is a violation of the rules and regulations. Any units that rent should print of copy of the rules and regulations and post them visibly in their units. The rules and regulations can be found on the associations website:
www.starfishassociation.org
- c) The owners were reminded that repeat violations of the rules and regulations may result in fines to the unit owner.
- d) Jensen informed the owners that in order to complete the update of the by-laws, he will work through Jim Almands office to secure procedures.
- e) Owners were reminded that Mana-Jit needs keys to all units and contact information. If you have changed your locks or contact information, please inform Mana-jit.
- f) The 2018 annual meeting is tentatively scheduled for May 5th 2018 at 9am.

VII. Board of Directors

Two seats were open on the board. Additionally, German and Ed Waugh stepped down as board members.

The floor was opened for nominations. The following members were nominated and elected unanimously:

Ernie Wright- III-103

Tom McDaniel- V-303

Anne Calandra- IV-303

Rose McMahan- III-304

An update board roster will be mailed with a copy of the minutes to the owners.

VIII. Adjournment

Gomes adjourned the meeting at 10:02 am.

Minutes submitted by: John Jensen, Property Manager, Mana-Jit Inc.