

Malibu Bay Homeowners Association
Special Meeting of the Membership
Meeting Minutes
January 21, 2026

- I. **Call to Order:** Attorney Bronkema called the meeting to order at 8:10 p.m.

- II. **Roll Call – Acknowledgment of Quorum of Membership:** Attorney Rebecka Bronkema from Keough & Moody, P.C. acknowledge a quorum of the ownership had been reached with 10.69% (20 members) of the ownership represented in person or by proxy.

- III. **Special Election to fill Board Vacancy**
 - a. **Introduction of Candidates**
 - i. Tony Gora
 - b. **Call for Nomination from the floor – No nominations received.**
 - c. **Election results:** By unanimous vote of the owners present in person or by proxy, Tony Gora was elected to serve as a member of the Board of Directors.

- IV. **Election of Officers**
 - a. **Introduction of Candidates**
 - i. Nick Pecho for President
 - ii. Brittany Jessup for Treasurer
 - iii. Tony Gora for Secretray
 - b. **Election Results:** By unanimous vote of the owners present in person or by proxy, the Officers of the Board were elected as follows:
 - i. Nick Pecho – President
 - ii. Brittany Jessup – Treasurer
 - iii. Tony Gora – Secretary

- V. **Owner Open Forum**

- VI. **Adjournment:** The Special Meeting of the Members was adjourned at 8:18 p.m.