

**Blue Mountain Beach Master Association  
Board of Director Meeting  
Approved Minutes**

**Date:** Tuesday, May 2, 2023

**Time:** 10:00 AM

**Place:** 2441 US Hwy 98 W, Ste 101, Santa Rosa Beach, Florida 32459

**Via Tele Conference-** 1 (224) 501-3412      **Code-** 942-255-181

**Members Present:** Debbie Cooner, Sam Matthews, Bob Singleton and Tim Fisher

**Others Present:** Nikki Lawniczak- Association Management Services

**Call to Order:** Debbie Cooner called the meeting to order at 10:02 AM

**Proof of Notice:** The manager certified that the notice was posted on association property as required by association documents and Florida Statutes.

**Establish Quorum:** A quorum was established with 4 members present.

**APPOINTMENT OF BOARD POSITIONS:** Sam Matthews moved to nominate Debbie Cooner as President and Bob Singleton- Secretary/Treasurer.

Sam Matthews and Tim Fisher were voted on by the membership at the annual meeting as Member at Large.

**MEETING DATES:** Debbie Cooner moved to hold the Master board meetings on the 3<sup>rd</sup> Monday at 10:00 AM every other month via zoom. Bob Singleton seconded and the motion passed unanimously.

**GROUNDKEEPING CONTRACT:** The board will look at the groundskeeping contract. Sam will meet with Ship Shape on Thursday.

**BLUE LUPINE:** The board reviewed the attorney letter and feels the letter should be more direct. The board has compiled a group of owners who are willing to repair the boardwalk. Up to this point Blue Lupine has denied access.

**ARC;** Debbie Cooner reported there are 7 lots currently under the review process. Ed Whiston worked with Walton County to get approval of cantilevers approved for the small lot.

**SHUFFLEBOARD COURT:** The cost to repaint the shuffleboard court is \$2,500.00. The board thinks the cost is a little high.

There being no further business to discuss, Bob Singleton moved to adjourn the meeting. Sam Matthews seconded and the meeting adjourned at 10:42 AM.