

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

Date: Tuesday, May 16, 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-** 112-021-101

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 10:01 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.

APPROVAL OF PRIOR MINUTES: Debbie Cooner moved to waive the meeting minutes to the next meeting. Bob Singleton seconded and the motion passed unanimously.

GROUNDKEEPING CONTRACT: Ship Shape has agreed to continue with the contract. If a decision is made to hire another company or if Ship Shape wants to cancel, both parties agreed to give a 30 days' notice of cancellation.

The renewal contract amount is \$34,000.00. Bob Singleton moved to approve the renewal rate. Sam Matthews seconded and the motion passed unanimously.

VILLAGE COMMITTEES: A suggestion was made to create 6 committees to help assist the Board with the day to day operations of the community.

COTTAGE ASSOCIATION: Debbie Cooner will reach out to Sam Deweese to confirm if he is interested in creating a board for The Cottage Association.

ATTORNEY: Tim Fisher will reach out to the association attorney for a general discussion.

ARC: Tim Fisher has volunteered to champion the ARC.

NUSUANCE: There has been a report of nuisance of a very loud car within the neighborhood. The board is in agreement to enforce the nuisance clause in the documents. A letter will be sent to the owner of the home.

LANDSCAPE: The board will look into cleaning up the area between Ventenna Dunes and The Village.

FITNESS CENTER: Dave DeSantis has been maintaining the fitness equipment. The treadmill will need to be repaired, Dave will look for repair companies.

T-SHIRT: The board has agreed to give the T-shirts to homeowners.

There being no further business to discuss, Bob Singleton moved to adjourn the meeting. Sam Matthews seconded and the meeting adjourned at 11:19 AM.