

APPROVED MINUTES
CHATEAUX DE BARDMOOR CONDOMINIUM ASSOCIATION COA MASTER
ANNUALL MEETING – DECEMBER 5, 2024

1. **Announcement of Director:** John Scheldt (#1), Jim McCabe (#2), Erika Boardman (#3), Jeff Kay (#8), Marci Gallagher (#9), Frank Bonura (#10), Howard Picotte (AL), and Gayla Larson (AL). Jim Monroe (#7) was absent.
2. **Certifying Quorum:** 104 members in person or by proxy – 87 needed. Quorum was achieved. No members were in attendance via the website.
3. **Proof of Notice of the Meeting:** Mailed 1st notice October 19, 2024; 2nd notice November 6, 2024. It was posted 14 days in advance of the meeting, and the affidavit is on file at Resource Property Management.
4. **Disposal of any Unapproved Minutes:** President Picotte briefly read the minutes from the December 7, 2023, meeting. On motion made and duly seconded, the minutes were unanimously approved.
5. **Report of Officers:** Treasurer Jeff Kay reported that there is \$141.46 in petty cash and the shuffleboard courts have been resurfaced and are ready to use when the weather permits.
6. **Reports of Committees:** None
7. **Unfinished Business:** None
8. **New Business:**
 - a) Vote on Waiver of Year-end Financial Report 2024 Yes 91 No 22 – Vote Carries
 - b) Vote on Carry-Over Surplus for 2022 Yes 104 No 0 – Vote Carries
 - c) Vote on Use of Reserves in Event of Catastrophe Yes 103 No 1 – Vote Carries**Motion:** On motion made and duly seconded, the members accepted the proxy vote.
9. **Adjournment:** 11:14 am.

Organizational Meeting 11:21 am Nomination of Officers

1. A quorum of board members being present and because there were no vacant positions, the board of directors continues as they were in 2024. The following officers and board members agreed to continue in their current positions for the 2025 year.

➤ President:	Howard Picotte (At Large)
➤ Vice-President:	John Scheldt (#1)
➤ Treasurer:	Jeff Kay (#8)
➤ Secretary:	Gayla Larson (At Large)

Directors: Jim McCabe (#2), Erika Boardman (#3), Jim Monroe (#7), Marci Gallagher (#9), and Frank Bonura (#10).
2. **Budget Adoption:** On motion made and duly seconded, the 2025 budget was unanimously accepted as presented.
3. **Adjournment:** On motion made and duly seconded, the meeting adjourned at 11:16 am