

Bayshore Windmill Village Association Co-op, Inc.

Shareholders' Annual Meeting -- Minutes

Wednesday, January 22, 2020

Call to Order

The Annual meeting was called to order at approximately 7:00 PM

Pledge of Allegiance

Jerry Sergeant led us in the Pledge of Allegiance.

Roll Call/Quorum

Bob Clausen	Present
Sam Mann	Present
Lorraine Metivier	Present
James Godfrey	Present
Jerry Sergeant	Present
Mark O'Malley	Absent
Cinde Partyka	Present

Also in attendance was Stacy Brown, BWV manager.

Certification of Proper Meeting Notice

Proper meeting notice has been given and an affidavit of mailing was signed by Stacy Brown and notarized on January 2, 2020.

Announcement of New Board Members

Bob C. reported there were 3 positions open and 3 candidates running. Therefore, no election was needed. The terms expiring were, Bob Clausen, Jim Godfrey and Jerry Sergeant. Candidates and new officers that will be serving a two-year term are Bob Clausen, Jim Godfrey and Steve Jackson.

Approval to waive the reading of the minutes dated October 23, 2019

Bob Metivier made a motion to waive the reading of the meeting minutes dated October 23, 2019. Seconded by Steve Jackson.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

Approval of the minutes dated October 23, 2019

Jerry Sergeant made a motion to approve the meeting minutes dated October 23, 2019.
 Seconded by Jim Godfrey.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

Treasurer's Report – Jim Godfrey

2019 Year End

Operating Account Balance	\$201,799.22
Reserve Account Balance	<u>\$366,165.53</u>
Total	\$567,964.75
Year End Income/Loss	(\$20,457.94)

The Year End loss is due to a few factors:

Billing cycle for Manatee utilities – 2 bills in Dec. \$27,964.34

5 Demo'd Units \$18,939

Maintenance costs exceeded in Gates, Plumbing, Electric \$18,523.00

New unit purchase W17 \$88,000.00

Balance on Mortgage is \$13,282,915.07

Bob Metivier made a motion to approve the Treasurer's report as presented. Seconded by Sam Mann.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

Infrastructure Report – Sam Mann

Sam reported on various improvements over the year:

Clubhouse; fans, library. Pool; regular descaling and small equipment maintenance. Shuffleboard; shed door, scoreboard lights, bumpers, column near small water tank. Streets; striping, stop signs, LED street lights (no cost to the park under FPL pilot program). Gates; above average repairs but now reinforced and good maintenance program in place. Plumbing; lift station catch basket installed for flushed debris.

Sam has asked that everyone please pay attention to 15 mph.

Lorraine Metivier made a motion to approve the Infrastructure report as presented. Seconded by Bob Metivier.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

Architectural & Park Beautification Report – Cinde Partyka

The Library was a major beautification project. Cinde worked with Stacy on color and quality choice for furniture which included new paint as well. Total cost was \$11,296.05

Nine park owned units were painted on the exterior. Out of those painted, 6 have been sold.

General Architectural review items include; new sheds, plantings, patios and painting. Cinde reminds everyone that exterior changes should be requested on the Improvement Form and turned into the office. They are located inside the Clubhouse door or online.

Jim Godfrey made a motion to approve the Architectural & Park Beautification report as presented. Seconded by Sam Mann.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

BWV Manager’s Report – Stacy Brown

Stacy reported on home sales within the Park. A total of 42 homes have been sold; 20 Share lots, 15 Rental lots and 6 Park Owned (one included a Share).

A total of 10 park owned units have been sold under the Contractor Program since 2018. The 2019 sales will result in an additional annual rental income of \$39,960. There are 3 park owned units in inventory although 2 are not candidates for renovation and will eventually be demo’d. R16 is available under the contractor program but expected renovations will be extensive and the park will not undertake it at this time. There are 25 empty lots available.

New homes sold in 2019 were N1 and F3. W17 is currently in the set-up process.

Stacy talked about ways to stay competitive with other communities and suggested fitness equipment. Since we do not have a building, Stacy suggested outdoor park equipment that is suitable for our age demographic. As our community is changing, it is getting younger with more diversified interests. By show of hands, a fair amount of those attending had some initial interests. Stacy will get more details, including any liability, and present it to the community as a whole to gauge interest. It would eventually require a membership vote.

Bob Metivier made a motion to approve the Manager’s report as presented. Seconded by Lorraine Metivier.

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O’Malley	Absent
Cinde Partyka	Yes

There was no unfinished or new business on the agenda for the Annual Shareholder’s Meeting.

**Next scheduled meeting:
Wednesday, March 18, 2020, 3PM
Bayshore Windmill Village Clubhouse**

Adjournment

Lorraine Metivier made a motion to adjourn the meeting. Seconded by Bob Clausen

Bob Clausen	Yes
Sam Mann	Yes
Lorraine Metivier	Yes
James Godfrey	Yes
Jerry Sergeant	Yes
Mark O'Malley	Absent
Cinde Partyka	Yes

The meeting was adjourned at approximately 7:46 pm.

Organization Meeting of the Board of Directors Immediately Following Annual Meeting

Determination of Quorum

Bob Clausen	Present
Sam Mann	Present
Lorraine Metivier	Present
James Godfrey	Present
Mark O'Malley	Absent
Cinde Partyka	Present
Steve Jackson	Present

Election of Officers for 2020

Bob Clausen	President
Sam Mann	Vice President / Infrastructure
Lorraine Metivier	Secretary
James Godfrey	Treasurer
Mark O'Malley	Member at Large
Cinde Partyka	Architectural Review & Beautification
Steve Jackson	Member at Large

Adjournment

The meeting was adjourned at approximately 8:15 pm.

Announcement of the Officers for 2020

Stacy B. announced the 2020 Officers to shareholders.