

PINE ISLAND BAY HOMEOWNER'S ASSOCIATION, INC

December 2, 2021

Present:

Joan Finkelstein - President
Rudy Cuyugan - Vice President
Liane Sassi - Secretary/ Treasurer
Kathy McCarty - Director
Bill Mosquera - Director
Jessica Lokeinsky, Esq. - Tucker & Lokeinsky, PA
Anne Marie, CMCA - A & M Partners, Inc.

ANNUAL MEETING

In attendance was Jessica Lokeinsky, the association's attorney. A resident presented self designed proxies to the Board of Directors for the purpose to establish a quorum. After review of the presented forms, Jessica deemed same were void, and invalid unable to be made part of the annual meeting to establish a quorum. As well, the precedent had been set many years ago that the association depends on attendance and does not use proxies for quorum. Hence, there was no formal annual meeting be called to order due to lack of quorum.

BOARD OF DIRECTORS MEETING

The Board of Directors meeting was called to order by Joan at 8:09 p.m.

The minutes from the previous meeting of May 27, 2021 were read and unanimously approved as submitted. Liane read the Treasurer's Report outlining the financial and delinquency reports, as Board reviewed and unanimously approved, as submitted.

Joan made a motion to reaffirm all Officer positions on the Board of Directors for 2022 term, seconded by Kathy. Unanimously approved.

The Board reviewed and discussed the proposed 2022 budget with no increase in quarterly fees, which was mailed to every homeowner fourteen (14) days in advance of the planned meeting. Rudy made a motion to adopt budget as presented, seconded by Liane. Unanimously approved.

Joan announced that the Board has been planning to install new community mailboxes, as discussed at the last Board meeting that the current eleven year old mailboxes are dilapidated and falling apart. The Board is anticipating to make a final decision at the next meeting.

The topic of the right-of-way unkempt and neglected berm controlled by Advanced Auto was discussed at length. Anne Marie stated that the issue had been forwarded to Code Enforcement for a Town of Davie hearing to gain Advanced Auto's compliance.

With no further association business to discuss, the meeting adjourned 9:00 p.m.