



Useless Bay Colony Board of Directors 2025 - 2026 Annual Meeting

Jerry McKenna – President
David Berkey – Vice President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Jake Mast – Architectural Review
Carol Kipling – Ambassador Program
Anne Preston – Legal Aspects
Bob Bagshaw – Communications
John Zevenbergen - Organization

USELESS BAY COLONY ASSOCIATION

Board Meeting - Zoom
21 Oct 2025

President Jerry McKenna called the Board meeting to order at 5:02pm via Zoom.

Board Members Present – Bob Bagshaw, David Berkey, Susanne Hollyfield, Jake Mast, Jerry McKenna, Anne Preston, and Cathy Twitchell

Also Present – Christina Rhoades, Windermere Property Management

Absent – Carol Kipling and John Zevenbergen

A quorum of five was met.

Minutes of September were approved (with current letterhead change). **Motion by David, seconded by Jerry, all in favor, motion carried.**

There was no meeting of homeowners at 4:30 due to communications snafu. Next month the Owners can sign in at 5pm for about 15-20 minutes. There was discussion about this and about shortening the Board meetings. Agenda must go out two weeks in advance. RE Perry Lovelace's call to action for emergency preparedness, a few have responded (RSVP) to Christina. Ellis was concerned about getting more publicity, so the Board discussed ways to get word out to more people.

Golf Club Agreement - Bob McLain (GC) – He met with Preston re GC agreement. They discussed ways of solving the sticking points.



Useless Bay Colony Board of Directors 2025 - 2026 Annual Meeting

Jerry McKenna – President
David Berkey – Vice President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Jake Mast – Architectural Review
Carol Kipling – Ambassador Program
Anne Preston – Legal Aspects
Bob Bagshaw – Communications
John Zevenbergen - Organization

Financial Report – Christina - Colony taxes were paid. This will be discussed in more detail later. Preston asked if some categories out of budget could be compensated for by other categories. There is carry-over from last year.

Architectural – Berkey – No housing starts to report.

All Golf Course pictures from our website have been removed by Christina, at McKenna's request.

Bagshaw commented that there are many ways of communicating within the Colony, a big obstacle to overcome. We will be working on finding ways to inform in as many as we can.

Motion to adjourn open Board meeting at 5:50pm and go into executive session.
Motion by David, seconded by Jerry, all in favor, motion carried.

Executive Session:

Discussion regarding compliance.

Discussion regarding delinquencies.

The Board came out of executive session at 6:14pm.

Motion from executive session, it was moved to have an attorney draft a letter to cover collection issues under the new policy. – **Motion by David, seconded by Jerry, all in favor, motion carried.**



Useless Bay Colony Board of Directors 2025 - 2026 Annual Meeting

Jerry McKenna – President
David Berkey – Vice President
Susanne Hollyfield – Secretary
Cathy Twitchell – Treasurer
Jake Mast – Architectural Review
Carol Kipling – Ambassador Program
Anne Preston – Legal Aspects
Bob Bagshaw – Communications
John Zevenbergen - Organization

The board reviewed the request received by the homeowner and a motion was taken, not in favor of accepting the request. Board decision to have legal committee draft a response to the homeowner. **Motion by Anne, seconded by Bob, all in favor, motion carried.**

Motion to adjourn at 6:15pm by Jerry.

Susanne Hollyfield