

MINUTES

BILLY CREEK LOT OWNER'S ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
Wednesday, August 25, 2022
Cape Coral Plumbing
5812 Enterprise Parkway
Ft. Myers, Florida

DETERMINATION OF QUORUM. Board members present were Steve Henry, Daniel Parent, Darren Samuel and Tom Super (by phone). Vernon Smith and Vickie Sparks were absent. Allison Cefalu, CAM was in attendance for Management Professionals, Inc.

CALL TO ORDER. Tom Super, called the meeting to order at 12:00 p.m. at Cape Coral Plumbing, the location specified in the notice for this meeting.

CONFIRMATION OF PROPER MEETING NOTICE. In accordance with bylaw and statutory requirements, the notice of this meeting was mailed to all members on July 26, 2022.

WELCOME GUESTS. Tom Super welcomed all guests that came for the Annual Meeting. Due to a lack of quorum with only 63.99 of a total of 163 and 83 were needed, an Annual Meeting could not be called to order.

READING AND DISPOSAL OF MINUTES. Daniel Parent made a motion to approve the June 23, 2021 Organizational Board of Directors meeting minutes. Tom Super seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS. Nothing to report.

UNFINISHED BUSINESS. Nothing to report.

NEW BUSINESS. *Election of Officers.* Vickie Sparks stepped down as Director and Chase Mayhugh volunteered to replace her. After discussion the following officers were elected unanimously by the Board present.

Tom Super	President
Steve Henry	Vice President
Daniel Parent	Secretary
Vernon Smith	Treasurer
Darren Samuel	Director
Chase Mayhugh	Director

Adoption of the 2022 Budget. Allison Cefalu presented the Proposed Budget with the Reserve Schedule. After review and discussion Steve Henry made a motion to accept the 2022 Budget as proposed. Daniel Parent seconded the motion. Motion passed unanimously.

Other Business which may properly come before the Board. The members discussed the drainage issue at the entrance near the 7-11, Zip Drive and Enterprise Parkway along I75. Most of the the drainage issues are the County's responsibility. Contact Al Quatrone with Crittenden to have them look into remedies for the 7-11 area. We also need to look into the drainage system within the park.

There have been issues with unloading and loading of trucks at 5900 Enterprise Parkway reported. Contact the owners to report the problem.

A suggestion was raised to have one landscape company do all landscaping within the park including the individual lots. There were too many logistical problems pointed out.

Discussed advertising for vendors within the park. Chase Mayhugh set up Facebook page and a link will be sent.

DETERMINATION OF NEXT MEETING. The next meeting of the Board of Directors to be determined.

ADJOURNMENT. There being no further business Daniel Parent made a motion to adjourn the meeting. Tom Super seconded the motion and the meeting was adjourned at 12:28 p.m.

Meeting minutes typed by Management Professionals, Inc. but have not yet been approved by the Board of Directors.