

MINUTES

BILLY CREEK LOT OWNER'S ASSOCIATION, INC.

Organizational Meeting of the Board of Directors
Wednesday, June 23, 2021
Cape Coral Plumbing
5812 Enterprise Parkway
Ft. Myers, Florida

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

CALL TO ORDER. Tom Super, called the meeting to order at 10:05 a.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 June 1, 2021.

WELCOME GUESTS. Tom Super welcomed all guests that came for the Annual Meeting. Due to a lack of quorum an Annual Meeting could not be called to order.

READING AND DISPOSAL OF MINUTES. Steve Henry made a motion to approve the June 17, 2020 Organizational Board of Directors meeting minutes. Vern Smith seconded the motion. Motion passed unanimously.

FINANCIAL REPORTS. Allison Cefalu presented the financials as of May 31, 2021 to the Board. Total Checking/Savings \$119,227.76. Other Current Assets \$5,328.51. Total Assets / Liability & Equity \$129,399.70. Vern Smith made a motion to accept the Financial report as presented. Steve Henry seconded the motion. Motion passed unanimously.

UNFINISHED BUSINESS. Current Electric located and corrected the damaged service conductors for the Monument sign power. This required us to trench to the damaged wire location, install conduit and new wire and splice. The transformer for the irrigation equipment is also installed. The landscaping is completed at the Monument sign. We ripped out all of the old existing plants and trees and installed new flowers/plantings. It was a significant improvement and will only get better as it matures. This was done at zero cost to the property owners. Thank you Natures Blueprint of SWFL for all the work to the monument sign. Thank you to Current Electric for getting power back to the sign.

NEW BUSINESS. *Election of Officers.* 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
Melba (Vicki) Sparks	Director

Adoption of the 2021 Budget. Allison Cefalu presented the Proposed Budget with the new Reserve Schedule. After review and discussion Vern Smith made a motion to accept the 2021 Budget as proposed. Daniel Parent seconded the motion. Motion passed unanimously.

Other Business which may properly come before the Board. 5101 Lockett Road has submitted an Architectural Review Request to construct a gas station. Vern Smith made a motion to disapprove the gas station based on VI. A. and VII. Restrictions, A. Use Restrictions., 7. Petroleum storage, refining or transfer prohibited. Steve Henry seconded the motion. Motion passed unanimously.

Tom Super noted some properties are not in compliance with Association Rules & Regulations. Allison Cefalu will conduct a violation inspection next week and send notice out to parcels not in compliance.

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

ADJOURNMENT. There being no further business Vern Smith made a motion to adjourn the meeting. Daniel Parent seconded the motion and the meeting was adjourned at 10:30 a.m.

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