



Sunrise Bay Property Owners' Association

Special Board of Directors Meeting

February 28, 2025

Zoom Meeting (Virtual)

4:00 - 5:00 pm EST

A Special Board of Director's meeting was called to order at 4:00 pm by Tina Rulli. In attendance were Lorinda Ayling, Maureen Kenny, Scot McAllister, Stashia Van Deusen, and Tina Rulli. A quorum was met for the meeting.

The purpose of the meeting was to discuss if and how best to amend the present Sunrise Bay Declaration of Conditions, Restrictive Covenants, and Easements.

The Covenants are the last of the governing documents still remaining to be updated in over 20 years. The Board agreed to simplify this first amendment by prioritizing only the most critical updates, including aligning the way the Covenants are amended in the future with how the other governing documents are amended. This is in line with VA POA Act authorization, and paves the way to keep all governing documents current through an improved and consistent amendment process in the future.

The Board went through the Covenants section by section to identify which areas require updating.

Actions coming out of the meeting:

- Tina and Lorinda will review the automated voting system requirements that we are considering using to collect the vote
- Maureen will begin editing the original document with the discussed changes

The Board will reconvene either by email or zoom meeting as tasks are completed.

The meeting was adjourned at 5:00 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association