

Spoonbill Homeowners Association, Inc

Board of Directors Organizational Meeting Minutes March 17, 2021 at 4:00 p.m.

1) The meeting of the Board of Directors of Spoonbill Homeowners Association, Inc., a Florida Corporation Not for Profit, was held at the Association Clubhouse, 701 Perico Bay Blvd. Bradenton, Florida 34209. Also by teleconference.

2) The meeting was called to order by Linda Henry, President, who chaired the meeting. Also present was Joe Murawski, Richard Steinfirst, Doug McManus, and Peter Hallett . Also present representing ResCom Management was Jeff Richardson.

3) Meeting minutes from February 17, 2021 were reviewed-

Joe Murawski made a motion to approve the minutes as written and was seconded by Peter Hallett. Approved by all motion passed 5-0

4)Treasurer's report

As of February 28, 2021 the operating account had \$91,205.36 and the reserve account had \$143,490.85.

5) Committee Reports - Because of Covid most of the committees are not meeting.

-Clubhouse is scheduled to be reopened on September 1, 2021.

- Hot tub/pool heaters have been installed

6) Old Business

A) Condo docs- The condo docs have all been delivered either by mail, email, or in person in time for review before the vote at the annual owners meeting in April.

7) New Business

A) Vetting & occupancy issues - A discussion was had on the application process for new buyers and renters. Some owners or their property management company are submitting an outdated application, or not submitting the

paperwork to allow 10 days for the background check to be ordered and then give the board time to approve the tenant/new buyer. Please allow ample time for the process when renting out your unit.

- B) Landscaping proposal- Landscaping committee walked the property with a representative from WestBay and have picked some trees that need to be replaced.
- C) Annual meeting agenda- voting on updating the condo documents. Proxies to vote were all distributed in the documents

8) Adjournment

There being no further business before the Board of Directors, Doug McManus made a motion to adjourn the meeting and seconded by Joe Murawski. Meeting was adjourned at 4:50 p.m.

Meeting Minutes Prepared By
ResCom Management