

MINUTES OF THE ANNUAL MEETING OF
SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION INC

The Annual Meeting of the SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION, INC. was held on Thursday, May 9th, 2019 @ 6:30 p.m. at the Poinciana Library, 101 N. Doverplum Ave, Kissimmee Florida 34759

Board Members Present: Alfredo Varela, Agapito Rivera and Hector Valles.

Also present: Martyn Thorley, LCAM of Association Solutions and several homeowners.

The meeting was called to order at 6:31 p.m. Martyn Thorley confirmed quorum was present with 20 proxies and 6 members present in person.

Proof of Notice was shown.

The floor was opened for nominations. No further nominations were received from the floor. Three candidate ballots had been received so these three were automatically appointed to the Board

Alfredo Varela
Agapito Rivera
Hector Valles

There being no further business to come before the meeting, upon a motion duly made by Alfredo Varela and seconded by Agapito Rivera, the meeting was adjourned at 6:33 p.m.

MINUTES OF THE ORGANIZATIONAL MEETING
SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION INC

The Organizational Meeting was held on Thursday, May 9th 2019 at 6:33 p.m. at the Poinciana Library, 101 N. Doverplum Ave, Kissimmee. FL 34759

Call to Order: The meeting was called to order at 6:33 p.m.

Quorum was established with all 3 Board members present: Alfredo Varela, Agapito Rivera and Hector Valles

Others present: Martyn Thorley, LCAM of Association Solutions and a number of homeowners.

The only matter on the agenda was to establish Board positions. A short discussion took place between the three Board members present and it was decided that the titles would be as follows:

| | |
|----------------|-----------------------|
| Alfredo Varela | President |
| Hector Valles | Vice President |
| Agapito Rivera | Secretary / Treasurer |

Alfredo Varela motioned to adjourn and the meeting was adjourned at 6:35 p.m.

MINUTES OF THE
BOARD OF DIRECTORS MEETING
SOUTHPORT BAY MASTER HOMEOWNERS' ASSOCIATION INC

DATE 5-9-2019

The Board of Directors of the Southport Bay Master Homeowners' Association, Inc., held their meeting on Thursday, May 9th 2019 at the Poinciana Library.

Board Members Present: Alfredo Varela, Agapito Rivera and Hector Valles

Others present: Martyn Thorley, L.C.A.M.

Also present: A number of homeowners.

Call to Order

The meeting was called to order at 6:36 p.m.

A quorum was met with 3 Board Members present.

Approval of Minutes

Motion was made by Agapito Rivera and seconded by Alfredo Varela to approve the minutes of the January 17th 2019 Board meeting.

Financial Management Reports

Martyn Thorley went through the March 2019 Financial report on a line by line basis. He then went through the delinquencies and explained the current position with each one. He said that the community is now in a very good position with only a very small number of owners being delinquent. Motion was made by Alfredo Varela and seconded by Hector Valles to approve the March 2019 Financial Report.

Old Business

Martyn said that a letter had been sent to the owner of a vehicle with an expired tag. Agapito said that the vehicle was still there and Martyn said that he would send a further letter.

Agapito said that he was still trying to ascertain who the local Sheriff was, in order to try to get an officer to help with local issues in the community and possibly start up a community watch scheme.

New Business

Volunteering: Martyn said that due to a change in insurance requirements, Board members or homeowners in the community can no longer volunteer to carry out work in the community without permission. There are specific steps that must be taken now before anyone can volunteer and this includes approval at a Board meeting.

Vandalism: Hector said that he had witnessed children breaking the gate and fence to the children's play area. He said that a letter should be sent to the parents of the children involved and he gave Martyn the addresses of those involved. Martyn said that he would send a letter to the parents.

Newsletter: Agapito said that he thought it would be a good idea to send a Newsletter to all the residents in the community as opposed to the owners, who sometimes lived elsewhere. He would be happy to produce such a Newsletter if the other Board members agreed Alfredo and Hector agreed that it was a good idea and Martyn said that he would arrange for it to be mailed out to every home in the community.

Open Forum

A homeowner asked if Solar panels would be approved. Martyn said that they are always approved but sometimes a specific location was preferred by the HOA.

A homeowner said that some of the sidewalks had been damaged by tree roots. Alfredo said that the sidewalks were the County's responsibility and Roads and Bridges would come and repair them once reported.

Date of Next Meeting

The next meeting, which will be a Board meeting, will be held on Thursday, September 5th 2019 at 6:30 p.m in the Poinciana Library, provided the library is available on that date. The Date and venue will be confirmed once the Library confirms the room is available.

Adjournment:

There being no further business to come before the meeting, Agapito Rivera motioned to adjourn and this was seconded by Hector Valles. The meeting was adjourned at 7:35 p.m.
