

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

DATE 10-24-2019

The Board of Directors of the Southport Bay Master Homeowners' Association, Inc., held their Board meeting on Thursday, October 24th, 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: Two homeowners.

Call to Order

The meeting was called to order at 6:35 p.m.

A quorum was met with 3 of 3 Board Members present.

Approval of Minutes

Motion was made by Alfredo Varela and seconded by Agapito Rivera to approve the minutes of the May 9th, Board meeting.

Financial Management Reports

Martyn Thorley went through the August 2019 Financial report on a line by line basis. Motion was made by Agapito Rivera and seconded by Alfredo Varela to approve the August 2019 Financial Report.

Old Business

Newsletter: Agapito Rivera said that he and the other Board members were still considering the possible content of the Newsletter. He said that he hoped it would be ready by the end of next week, so that it can be mailed out to each resident in the community. This way it was hoped that not just the owners, but also the renters who are living in the community, will have the opportunity to read it.

New Business

Budget 2020: Martyn Thorley presented the proposed budget for 2020 on a line by line basis explaining each item. The Board discussed the suggested budget in detail and a motion was made by Hector Valles to approve the 2020 budget as presented, with the assessments to remain at the current level of \$300 per home and the payment split in half. The first payment would be due in January and the second in July. This was seconded by Alfredo Varela and carried unanimously.

Poinsettias: D'Best landscaping had submitted a quote for Poinsettias at the entrance. After a short discussion, Alfredo Varela said that the flowers that were already there were still in excellent condition. Agapito Rivera and Hector Valles agreed and the Board members decided not to have the Poinsettias.

Christmas Decorations & Pressure Washing: Agapito said that the Board were considering installing the Christmas Decorations themselves again this year and they also would like to pressure wash the entrance. Martyn Thorley explained that due to the change in Statute, there were a number of legal hoops that they would need to go through

before being able to do this, including passing a resolution of the Board and informing the Insurance Company. Martyn said that there was money in this year's budget to cover the cost of the project and Alfredo agreed that Management would ask their regular contractor to provide an estimate to the Board, for installing the Decorations. Martyn said that he would also obtain two estimates for pressure washing the entrance.

Dog Waste Station: Alfredo said that the door to the dog waste station in the park area was open and the doggy bags had blown everywhere. Martyn said that he would speak to D'Best who took care of the waste station and would ask them to close it.

Date of next Meeting

The next meeting, which will be a Board of Directors meeting, will take place on Thursday, January 30th, 2020, commencing at 6:30 p.m. in the Poinciana Library. This is subject to confirmation that the room in the library is available.

Adjournment:

There being no further business to come before the meeting, Agapito Rivera motioned to adjourn and this was seconded by Alfredo Varela. The meeting was adjourned at 7:29 p.m.