

WEST BAY CONDOMINIUM ASSOCIATION, INC.
2019 ANNUAL MEMBERSHIP MEETING MINUTES
FRIDAY, JANUARY 25, 2019 @ 12:30 PM
Location: JONATHAN'S LANDING GOLF CLUB

Vern Trowbridge requested the certification of a quorum. Stephen Skakandy of Jupiter Management, LLC reported the required number of 66 owners present by proxy or in person had been reached and a quorum was established with the meeting convening as scheduled.

Board members present were: Vern Trowbridge, Bill Fike, Ted Field and Al Sullivan.

Stephen Skakandy was present representing Jupiter Management, LLC

Proof of Meeting Notice:

Stephen Skakandy reported proof of notice with the presentation of the notarized notice of meeting affidavit.

Guest Speakers:

The Jonathan's Landing Security was on hand to present to the membership represented by Michael Keys, Director of Security.

A detailed presentation of the current security procedures was provided as well as changes that have been implemented and those that are planned to be implemented to better the service to the community.

Michael provided some historical information the security team experienced over the past year noting actions taken to upgraded services as a result.

Item such as:

- ✚ Gate access;
- ✚ Cleaning up and purging persons registered in the gate entry system that are no longer needed;
- ✚ Future plans for added security systems and procedures.

After a detailed presentation to the membership, Michael accepted questions from the audience, providing answers and direction to the owners.

President's Report:

Vern provided update information regarding West Bay as well as the POA's activities associated with the salt water intrusion matter and the impact it has on the West Bay landscape.

Manager's Report:

Vern asked Stephen to provide the West Bay manager's report.

Stephen provided an over view of the projects completed during the past year as well as future plans for spring projects and Conversations from the membership resulted with owner questions and suggestions on the continuation of landscape replacement strategies.

After the report was provided the members present offered suggestions for future newsletters as well as asked a variety of questions regarding the community and its maintenance.

Treasurers Report:

Rich Forbes provided the Treasurer's report providing a detailed overview of the financial activity over the past year

Announcement of Election

Stephen asked for volunteers from the audience to count the ballots for the election of Directors. The counting of ballots was performed while general discussions within the membership continued.

After the counting of ballots, Stephen provided Vern the names of the successful candidates, which Vern announced to the membership. The successful candidates were:

- Irene Garbo
- Diane Gustafson
- Albert E. Sullivan, Jr.

After the election, the Board of Directors presented Vern Trowbridge and Tom Monahan plaques of appreciation for the years of service each provided to the community as they both were retiring from the Board.

After a variety of homeowner discussions a motion was made to adjourn the meeting.

Respectfully submitted by



Stephen Skakandy, LCAM

For and on behalf of the Board of Directors