

**PABLO BAY HOMEOWNERS ASSOCIATION**  
*A DEED RESTRICTED COMMUNITY*



**2005 ANNUAL MEETING**

*November 9, 2005*

***J. Allen Axson Elementary School – Multipurpose Room***  
**MINUTES**

- BOARD MEMBERS PRESENT** Katie Bestic – President, Hilary Case – (Acting President), Bill Rosenblatt – Treasurer,
- MANAGEMENT REPRESENTATIVES PRESENT** Michael Coleman, CAM, Matthew Ciupak, and Darlene Harris of BCM Services
- QUORUM** It was established that there was not a quorum with 42 lots represented in person and 40 lots represented by proxy, for a total of 82 lots represented. Those present voted to proceed with an unofficial meeting.
- CALL TO ORDER** The meeting was called to order by Hilary Case at 7:05 p.m.
- APPROVAL OF MINUTES** Minutes from the 2004 meeting were approved.
- FINANCIALS & 2006 BUDGET** Bill Rosenblatt reviewed the current financials and the 2006 Budget and answered questions from the homeowners.
- The majority of the homeowners present supported raising the dues to \$700 next year with the understanding that \$50 of that amount would be set aside for a Hurricane Contingency Fund.
- Homeowners present asked that the board keep them updated as to how the \$37,000 in Capital Improvements was going to be spent by way of the website or by e-mail.
- COMMITTEE UPDATES** Hilary Case introduced the following Committee Chairpersons who gave a brief update of past and future activities/events.
- ✓ Scott Walker – ARB/Landscape
  - ✓ Janice Brinker – Pool
  - ✓ Andrea Nichols – Community Events
  - ✓ Bethann Monty – Newsletter
  - ✓ Trip Bellard – Sports
  - ✓ Sharon Matthews – Information Board
- OPEN DISCUSSION** Homeowners were encouraged to attend Board Meetings and get involved.
- Homeowner suggested a Proxy Vote Box in the neighborhood to help with establishing a quorum.
- Concern was expressed regarding overnight parking in the streets? Homeowners should call Michael Coleman with the correct address and he will send a courtesy letter.
- BOARD ACCOMPLISHMENTS** Bill Rosenblatt will post on the website a list of the Board's accomplishments (copy attached).
- ELECTION OF OFFICERS** Since a quorum was not present, the Board voted to extend Mark Toutain's term until a quorum is established at a membership meeting.
- BOARD OF DIRECTORS** The Board of Directors are as follows:
- Mark Toutain – President
  - Hilary Case – 1<sup>st</sup> Vice President
  - Bret Holmes – 2<sup>nd</sup> Vice President
  - Bill Rosenblatt – Treasurer
  - Katie Bestic – Secretary
- ADJOURNMENT** There being no further business the meeting was adjourned.