

DRAFT to Be Approved
The Second Bayshore
Condominium Association, Inc.
Organizational Meeting Minutes
March 19, 2024

- **CALL TO ORDER:** The meeting was called to order by Janet Harp at 7:54 pm.
- **VERIFICATION OF NOTICE:** Notice was posted 14 days prior on the bulletin board outside the Recreation Hall, mailed to homeowners and emailed to the homeowner's list.
- **ROLL-CALL TO ESTABLISH A QUORUM:** Jan Harp, Steve Weingart, Phil Nensewitz, Terry Harp, Shirley O'Brien present. Terry Argue and Jim Knellinger were not present. Also, present was Bridget Spence and Jenny Warren representing Casey Management.
- **NEW BUSINESS:**

Election of Officer: Jan Harp nominated Phil Nensewitz to be president. Shirley O'Brein seconded. All approved. Motion carried. Jan Harp nominated Steve Weingart to be Vice President. Bob Desplaines seconded. All approved. Motion carried. Jan Harp nominated Terry Harp as Treasurer. Phil Nensewitz seconded. All approved. Motion carried. Jan Harp nominated Shirley O'Brein as secretary. Steve Weingart seconded. All approved. Motion carried.

Budget Approval 2024-2025: Terry Harp made some adjustments to the budget that was sent out to the residents. There will be a 15% increase in COA dues starting April 1st, 2024. Some reasons that there was an increase was the burden rate of employees, pest control was higher than before, adjusted for on-going repairs to the elevators. Upcoming Milestone repairs, insurance increase and fire prevention are the main reasons for the 15% increase. Terry Harp motioned to adopt the amended budget. Phil Nensewitz seconded. All approved. Motion carried. Coupon books will be ordered.

Special Thanks: A special thanks went out to Nanette and Jim Knellinger and Terry Argue for serving on the board. Thanks to Jan Harp for her job as President the past few years.

ADJOURNMENT: Phil Nensewitz motioned to adjourn the meeting. Shirley O'Brein Seconded. Meeting adjourned at 8:00 pm.

Submitted by Jenny Warren - Second Bayshore Condominium Association