

LITTLE RIVER INN RESORT HOMEOWNERS ASSOCIATION, INC.
NOVEMBER 19, 2016
ANNUAL MEMBERS MEETING MINUTES

President Bare called the meeting to order @ 10:00am.

I. ATTENDANCE OF THE BOARD OF DIRECTORS:

Attending: Tommy Bare, President
Vickiann Wood, Vice President
Nancy Gray, Secretary
Brian Sharlow, Director at Large
Don Lamontagne, Blue Coast Property Management
Mark Fitzpatrick, Blue Coast Property Management

Not Attending: Norm Vaden, Treasurer

II. Calling of the Roll and Certifying of Proxies: President Tommy Bare declared a quorum was present at 52.34% Proof of Notice of Meeting present. Volunteers requested to open & tally the votes with the help of Blue Coast Property Management. 51% of owners needed for a quorum.

III. APPROVAL OF MINUTES:

The September 20, 2015 Annual Members Board Meeting Minutes were dispensed by Secretary Wood.

MOTION: A motion was made to approve the 2015 Meeting Minutes

A motion was made to accept by Vickiann Wood.
The motion was seconded by Tommy Bare.
A vote was taken and motion passed unanimously.

IV. Election of Directors: The original date of the Annual Meeting did not meet a quorum. At this time an Attorney's opinion letter was obtained from Elizabeth Saraniti as to how to proceed with rescheduling the meeting date. The meeting was rescheduled for October 15, 2016. At the opinion of the attorney a quorum could only be obtained by reaching 51% of the owners through proxy. The suggestion was to reach out to the owners who did not submit a proxy or attend the meeting and encourage them to attend. The Notice with the rescheduled time of October 15, was sent to all owners. The proxy was sent to all the owners who did not submit a proxy already. At the October 15 meeting some home owners attending contested the validity of the process that had taken place. They questioned that the proxies that had already been received from the first mail out wouldn't be valid. They

requested that the meeting be cancelled. The meeting was then cancelled until the process of using the proxies from the first mailout could be verified. An attorney's opinion letter was gotten and the attorney gave the opinion that the proxies would be valid for the reconvened meeting. The proxies would be valid for 11 months and opening them before the meeting would not invalidate them. An owner again questioned the process and wanted to note that she didn't think the election was valid.

Results of the Voting: There were no nominations from the floor. There were three candidates running for three open positions. All three candidates for voted in by acclimation since they were running unopposed. The three candidates are Vickiann Wood, Nancy Gray and Stephanie Moretz.

V. OLD BUSINESS:

President Bare presented the following update:

- The first 11 buildings that were painted have all been touched up with oil based paint. This type of paint is adhering to the wood much better than the paint that Sherwin Williams had suggested which was latex based.
- Landscaping is being cut back to show more of the buildings and allow more light to hit them and to stop them from getting as moldy. A lot of the shrubs were cut back from the sidewalks as well.

VI. NEW BUSINESS:

- The tennis courts have been painted with the updated colors and are due to be painted with one more coat before they are finished at this time. The old walking path was torn up because it was costly to repair and it was not required to be kept by the master deed. It was redesigned to be all grass. The contractor planted grass and it was allowed to grow thick before it was cut to insure a good grass base.
- The future building repairs will be watched closely by Brian Sharlow the Board of Directors and Blue Coast Property Management to insure the buildings are completed to the highest standards demanded by the board. The board will give final approval upon inspection of the buildings painting and repairs.
- Parking and patio violations will be continuously checked by Blue Coast. Please make sure the rules are being followed as to what can be on the decks. If you see a violation or a car without a parking tag please alert the management office.

VII. HOMEOWNERS QUESTIONS & CONCERNS:

- A resident thought to be from the spa walked into some of the units through the screen porches to steal from the properties. Please call the police if any suspicious activity is seen.

ADJOURNMENT: 11:00am

MOTION: A motion was made to adjourn the meeting.

A motion was made to adjourn the meeting by Tommy Bare
The motion was seconded by Brian Sharlow.
A vote was taken and motion passed unanimously.

President Bare adjourned the meeting at 11:00 am.

Respectfully submitted,
Mark Fitzpatrick
Blue Coast Property Management

Stephanie Moretz
Secretary

Date approved: _____12/15/16_____

Organizational Meeting

Called to Order 11:00am

	Terms Up In
Tommy Bare President	2017
Vickiann Wood Vice President	2018
Nancy Gray Treasurer	2018
Stephanie Moretz Secretary	2017
Brian Sharlow Director at Large	2017

Adjourn Meeting 11:10am

MOTION: A motion was made to adjourn the meeting.

A motion was made to adjourn the meeting by Tommy Bare
The motion was seconded by Brian Sharlow.
A vote was taken and motion passed unanimously.