

Meeting Notes
WEST BLUFF CONDOMINIUM
HOMEOWNERS ASSOCIATION
2020 ANNUAL MEETING
September 17, 2020

.....

DETERMINATION OF A QUORUM: With less than 51% of the owners present either in person or by proxy a legal quorum was not met.

PROOF OF NOTICE OF MEETING: The proof of Notice of meeting was established.

CALL TO ORDER: The non-quorum meeting was called to order at 6:15 p.m.

MINUTES FROM 2019 ANNUAL MEETING: The Minutes from the 2019 Annual Meeting were presented for review.

REPORTS:

Financial Report: The 12-31-2019 FYE Balance Sheet and 8-31-2020 Balance Sheet and Operating Statement and Approved 2020 Budget were presented for review.

ELECTION: With no quorum – an election was not held. Board Members remain Jeff Tomaszewski, Nathan Lockwood and Linda Carroll.

MEMBER DISCUSSION:

Bike Storage: A discussion was had regarding the bikes stored in the garage. A suggestion was that we ask that residents identify their bikes. If no claims the bike – then after a reasonable time – the bikes will be donated. The owners also opted to keep the bike racks. It was discussed that owner will take their bikes to their units.

Carpeting: It was discussed that the carpet is worn and needs to be replaced. Options: Spot cleaning throughout the building 2. Cleaning of the carpet. 3. Replace carpet in the worst areas as needed.

**Linda – thought that the carpets were going to be cleaned at this time.
Linda- the designer is looking to other than carpet – she would provide costs – the Board will meet with the designer discuss options.**

It was discussed that carpet may be the least maintenance.

Asphalt: Jeff explained that we will be looking into repairing/replacing the asphalt at the trash dumpster area. Nicole will look into the getting the pot hole on Ocean Drive repaired.

Interior paint/pop-corn ceiling: Jeff explained that we are looking into painting the walls/ceilings.

ADJOURNMENT: There being no further business to discuss the meeting adjourned at 7:20 p.m.

Respectfully Submitted:

**Pam Snow, PCAM®
Association Manager**