

**Resort 1 Annual Meeting
June 8th, 2024 - 4:00 pm
Held at Harris Harbor Pavilion**

All members of the Board of Directors were present:

Jay Majka..... President

Mike Hammer.....Vice President

Lisa Aglioti.....Secretary/Treasurer

Lisa Aglioti called meeting to order at 4:05 pm

Brent Matthews made a motion to waive the reading of the minutes from the 2023 annual meeting and approve the minutes.

Sally Mulinex made a second.

Motion passed unanimously.

Louise O’Grady and Len Mauger from M2 Management gave the financial report and the audit report.

Richard George made a motion to approve the financial and audit reports.

Dana Davis made a second.

Motion passed unanimously.

Christine McKim gave the Dockmaster report. She discussed the Clean Marina certification and that she will attend the required training to update our certification. She reported the number of dock rentals we have so far and the cost of renting a dock. She stressed the need for proof of insurance.

- Dana Davis and Rick Hill requested that docks be put in earlier and taken out later. The Board will look into it.

M2 Management Report - Len Mauger explained that M2 was hired for the bookkeeping services beginning December 1st when Sara Hanselman retired. He explained that M2 was then hired to add the property management piece on April 1st after Gary Newman resigned, and that the property management they currently offer us is a hybrid model with site inspections every 3 weeks in the late Spring, Summer, and early Fall. The preferred method of communicating with M2 Management is to email or to submit forms through their website, but owners can call if they need assistance with logging into the portal.

- A question from the floor was raised about an updated reserve study. M2 will work with the board to assist in securing a new reserve study.

- A question was raised from the floor about preventative maintenance and who are the preferred vendors. Our preferred vendor is Tommy Thebeau for onsite maintenance, and he can also be hired for work done that is the owner's responsibility. Len explained that whenever possible, we will use vendors closer to our area, unless it is a large project.
- A question from the floor was raised about the process of how decisions are made between M2 and the board. Len explained that our agreement for M2 to offer our property management piece has only been in place since April 1st, so the Board of Directors still make every decision regardless of the cost of the project.
- A question from the floor was raised about concrete replacement. Louise explained that she had surveyed the property last week to assess concrete work to be done. She wrote down additional addresses to look at. Quotes are being secured for the Board to review.
- A question from the floor was raised about the pool opening - Mike gave a report. The pool will open this week. The delay in the opening was caused by the electric meter being removed and the electric panel was destroyed. It was detected April 6th during a property walk down with an electrician hired to complete other work and Lisa Aglioti. Toledo Edison shows a report of the meter being removed February 12th, but The Board was not notified.

Jay gave the Group Report. He explained Group property vs. Resort I property and presented the Group budget. Jay reports that the card readers at the fish cleaning stations will be repaired this Monday And that the fences around the pool equipment, dumpsters, and fish cleaning stations will be replaced beginning the 2nd week of July.

- A question from the floor was raised about card readers being installed at the dumpsters. Each Board member explained the pros and cons to fenced in dumpster areas, and based on the evaluation of these, it is not practical to install card readers at the dumpsters.

Lisa gave a plumbing report and update. She reported that Phase 1, which was the initial installation of the pressure regulators has been completed for over 1 year. Phase 2 of the plumbing project, which is the replacement of the main lines in the crawl spaces, has been completed in all buildings on Teal Bend and buildings 15 through 11 on Harris Harbor. The Board met with Down Under Plumbing and Gary Newman to address the concern about the lack of progress to complete the project on December 29th, 2023. We were then promised a completion date of March 31st. Gary was to complete the installation of the shut off valves in conjunction with the replacement of the main lines by Down Under. The Phase 2 plumbing agreement and quote were signed by a previous Board member, but a contract with a beginning and end date was never signed. Since then, the Board has secured other quotes, and based on cost, will enter

into a contract with Down Under Plumbing with a start date of June 24th and a completion date of October 1st. Tommy Thebeau will provide a quote for the installation of the shut off valves in individual closets for upstairs units.

Mike gave a report on tennis court/pickleball court update and landscaping update. Owners are responsible for landscaping. Mowers mow and trim only. Mike reinforced rules about golf carts (must be driven with a valid driver's license only) and cooking with open flames must be 10 feet from the building, not in the carport.

Spartan Storm Shield gave a report on our roof and siding replacement. Jay addressed the option of replacing or removing skylights. We are waiting on the insurance supplemental to determine if the cost of the skylights will be covered. Question about metal roofs. Spartan representatives discussed the disadvantages of metal roofs, including the cost. All satellite dishes will be removed during the roof and siding replacement and will be disposed of unless you notify M2 Management that you still use the dish and wish to keep it.

Nominations from the floor for one open seat on the board were held. Raymond Hughes nominated himself from the floor. He was given 3 minutes to speak as well as Tami Matthews, who completed her application in advance.

Election of 1 new open seat on the Board of Directors.

Tami Matthews was elected to serve a term to expire June 2027

Golf Cart Auction - The golf cart owned by Green Cove Resort I was auctioned and went to the highest bidder at \$1,300.

Motion to adjourn was made by Brent Matthews.

Tami Matthews made a second.

Meeting adjourned at 6:30 pm.

Respectfully Submitted,

Lisa Aglioti, Secretary/Treasurer