

MINUTES OF THE ANNUAL MEETING OF BRADFORD POINT PROPERTY
OWNERS ASSOCIATION, INC.
December 29, 2018

1. Call to Order by Presiding Officer. Director Pat Michalkiewicz called the meeting to order at 9:00 AM. Pat asked everyone in attendance to introduce themselves and add a bit of background information.
2. Roll Call and Certification of Proxies. Roll call was taken and certification of proxies was determined by Secretary Joyce Komperda. Nominees present and present by proxy - 40 signifying a quorum to do business.
3. Proof of Notice of Meeting or Waiver of Notice. Proper notice of the Annual Meeting was delivered and the materials sent out on or about November 19, 2018, more than 30 days in advance of the meeting in accordance with the By-Laws.
4. Reading and Disposal of Meeting Minutes. Pat asked if there were any additions, corrections, etc. to the 2017 Annual Meeting Minutes. There being none a motion was made, seconded and passed to approve those Minutes.
5. Treasurer's, President's and Property Manager's Reports. Kirk said we are coming in under budget again this year, but we do not yet have the exact amount that will be carried over. He said that he is using the same budget as was set in 2013. Kirk also mentioned that security is becoming an issue at BP as there was a break in; nothing was stolen and no damage occurred. Another item Kirk brought up was changes to the common elements, i.e., owners taking down tree limbs. Owners need to abide by our Rules and Regulations, and if someone has a request, a minor request for services form is available on our website. Kirk also asked if people could please watch their speed in BP as there are many owners biking, walking and walking dogs. An owner asked if there are any major projects for 2019, and Kirk said deck staining is on the agenda. Kirk mentioned that BP has not seen an increase in maintenance fees in several years, and Pat stated that the 2019 budget is basically an operating budget, and anything major like replacing a septic system would be funded by a special assessment or taken from the reserve fund. An owner asked about deck replacement, but that is a number of years in the future. Roofing is still an ongoing project as a few units had leaks, and a small amount of mold was discovered in one unit. K-Tech remediated that garage, and that company mentioned that one of the causes is insufficient insulation. All of these expenses are on Lakeland Roofing. Any damage to dry wall and painting will be paid for by Lakeland Roofing. Woodpecker damage is still being addressed, and Kirk asked owners please do not leave suet out.
6. Nomination and Election of Directors. Joyce stated that Brian and Pat were elected for the two year term 2019-2020, and that all other proxy items passed.

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7. Old Business. Tony Augustine expressed his thanks to the Board for getting his garages refoundationed. A few punch list items need to be completed, and that will happen in the Spring.

8. Approval of Operating Budget for 2019. This was voted through, and 2019 maintenance fees will be \$250/mo/unit and garages will be \$75 annually.

9. Other New Business. Jean Reuter has set up a BP website on Facebook, and she will put together access instructions which Kirk will pass on to owners. This website is only available to BP owners.

10. Adjournment. There being no further business to come before the meeting, a motion was made, seconded and passed to adjourn the meeting at 9:40 A.M.

Respectfully submitted,

Joyce Komperda, Secretary

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