

UNAPPROVED

MINUTES OF THE ANNUAL MEETING OF BRADFORD POINT PROPERTY
OWNERS ASSOCIATION, INC.
December 30, 2017

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 - 38 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 28, 2016, 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 2016 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. There were no questions regarding the 2018 budget and no comments on the President's letter. A big thank you to Kirk for overseeing the roof replacement project which was completed except for the unit on the point which will be done in the Spring of 2018. An owner stated that the roof company did a good job cleaning up the property.
6. Nomination and Election of Directors. Joyce stated that Lawrence, Greg and Joyce were elected for the two year term 2018-2019.
7. Old Business. One owner stated that the woodpeckers were back and damaging his home. Kirk said he has googled the issue but to no avail. He did say removing suet may deter them. Carol Burress suggested installing netting, and Kirk said he would try that in the Spring. Another owner asked about the rebate. Pat explained that the rebate is a credit on the roof, and Kirk went on to explain more on this issue. This "maintenance fund" could be used for unanticipated expenses like a well or a broken septic system, and with Board approval. There again was some discussion about setting up a reserve fund, and that such fund could help retain the owners' property values.
8. Approval of Operating Budget for 2018. This was voted through, and 2018 maintenance fees will be \$250./mo/unit and garages will be \$75 annually.
9. Other New Business. Kirk and Lawrence will continue working on the Augustine storage garage issues. Another owner asked about the gate at the landing. Kirk explained it is only temporary for the winter months to prevent snowmobiles/trucks from accessing our property, and all owners have access to the lock combination. Another

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owner asked about security gates at the main entrances. Kirk has already looked at two companies, will consult with the local sheriffs as to what they might recommend, and Tony Augustine suggested registering all vehicles. The Board will keep pursuing these issues.

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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