

**ROOKERY BAY MAINTENANCE ASSOC., INC.**  
**ANNUAL MEETING OF MEMBERSHIP**  
**March 13, 2020**  
**10:00 a.m. – PBC Clubhouse**

The meeting was called to order at 10:00 a.m. by President Heckard.

**PRESENT IN PERSON OR BY PROXY:** Paul Linnell, Mike Scott, Rick Merrell, Jacqueline Quant, Sally Friedman, Rosalie Augustine, Charles Mann, James Elder, Harvey Federman, James Gaspari, John Avery, James Conway (proxy to Jim Gaspari), John Heckard, Carolyn Southwood (proxy to Ann Dutton), David Saylor, Ann Dutton, David Lee, and Joseph Mulrooney. A quorum was present. Also present were numerous spouses, and Manager Barcus.

**PRESIDENT:** Heckard welcomed everyone to the Annual Meeting.

**REPORTS OF OFFICERS/DIRECTORS:** Heckard reviewed 2019 for Association activities. He noted the following items: single stream re-cycling is now established in Bradenton; the rodent bait traps seem to be working; the chair lift at Bldg. N will temporarily stay in place; there is not enough pitch in the ground to eliminate the puddle that accumulates at the stop sign; for hurricane preparation leave nothing outside when leaving during the hurricane season. Hurricane shutters must be kept open until an actual hurricane is announced, then they can be put in place. The cast iron pipes have now been replaced in all three buildings at a cost of between \$55 and 60,000. There is now an AED in the clubhouse. The mangrove trimming is way behind schedule and it is anticipated contractor will be changed before next season. The water management committee is measuring the salinity on a monthly basis in the lakes. Originally PBC was using about 65 million gallons per year for irrigation, and it has now been reduced to about 50 million gallons. There are 175 irrigation zones within PBC and "smart controllers are now being used, and numerous irrigation heads have been replaced. David Lee cleaned and painted some lamp posts and David also replaced one a/c access door and has another ready. He further reported that the roofs are cement tile with a waterproof membrane under the tiles. The membrane covers plywood or particle board. The gabled ends are the troubled areas. The roofs are inspected every two years and not scheduled to be replaced until 2036, but it is unlikely they will last that long.

It was reported that a hedge row between Edgewater 4 and Building M needs trimmed. Barcus will contact Landscape Chairman of Edgewater 4 to discuss with him.

**REPORTS OF COMMITTEES:** Maintenance: Jim Gaspari thanked Mike and Sue Scott for their efforts, David Lee, Rick Merrill, and the Quants. He cited the completed projects: all buildings, sidewalks, and garages have been power washed; a broken step in Bldg. N was replaced; several stair brackets on Bldgs. M & O were replaced, all dryer vents were cleaned with the exception of 1309 which has no vent in the dryer, and 1321 and 1339 which have no access to the dryer vents; unit numbers were added to all electrical boxes per Fire Department; installed a new light sensor on Building O; finished stack pipe replacement program; replaced roof access door by air condition in Bldg. O; replaced rear deck post in Bldg. O; and repaired or replaced damaged roof tiles on all buildings. Projects for 2020 include continuing to replace roof access doors as needed, and repair stair stringer

problems in all buildings.

Landscape: Linda Gaspari reported that for Building M the liriopie in front of buildings was removed and placed on the sides; liriopie was replaced with foxtail ferns; planted firecracker in back bed after removal of gaillardia; planted red fountain grass in back; and bromeliads on right side by new path. The parking lot bed between N & O was planted with foxtail ferns and ginger plants. The bed next to the dumpster a Christmas tree palm was planted. A shell path was installed between Buildings M & N. All areas were mulched including the pool.

Pool: John Avery indicated no covers can be placed on the pool or spa due to health department regulations.

Treasurer: Heckard indicated most items in the Operating Budget are non-discretionary. Mandatory items in Reserves include roads, painting, and roofing.

As of December 31, 2019, the following balances were reported:

Operating Cash	\$6,888.84
Reserve MM	17,385.15
Reserve CD @ M&I	23,856.57
Reserve CD @ Bank United	6,833.19
Reserve CD @ Bank United	6,766.48

(copy of Balance Sheet and Budget Comparison attached)

**SPECIAL ASSESSMENT:** Heckard reviewed the need for a Special Assessment (attached report). Gaspari made a motion to impose a \$1,000 per year assessment due by September 30, 2020 for roof purposes, and continue until 2036. Lee seconded the motion. Federman made a motion to table the motion. Elder seconded the motion to table, which passed with 9 yeas and 6 nays. Federman made an alternative motion to impose a \$1,000 Special Assessment annually for the next five years, with the first year's installment being due by September 30, 2020. Elder seconded the motion. Gaspari offered an amendment to designate the Special Assessment for Roof Reserves. Elder seconded the amendment. The amendment passed unanimously. On the amended motion: 17 yeas and 1 nay. The Amended Motion passed. A \$1,000 Special Assessment will be due no later than September 30, 2020.

**WAIVING FULL FUNDING ON ROOF RESERVES:** Full funding of roof reserve was waived on a unanimous vote due to the Special Assessment, on a motion by C. Dutton, and seconded by David Lee. All other Reserve categories will be funded on a full basis.

**SEATING OF DIRECTORS:** Two Director positions were available based on expiring terms. Candidates submitting their names were Pat Avery and Chris Dutton. There being no further candidates, both Avery and Dutton were re-elected.

**OWNER'S COMMENTS:** It was noted that the chair lift is now causing some problems, and will likely have to be removed.

**ANNOUNCEMENTS:** Annual Budget Meeting will be November 10, 2020. An

Organizational Meeting will immediately follow this Annual Meeting.

**ADJOURNMENT:** There being no further business to come before the meeting, it was adjourned on a motion, second and passed unanimously at 12:53 p.m.

Respectfully submitted,

Diane S. Barcus, C.A.M.  
Manager