

ROOKERY BAY MAINTENANCE, INC. BOARD OF DIRECTORS BUDGET MEETING

**Thursday, October 28, 2021, at 11:00am
via Zoom and in person at the PBC Clubhouse**

MINUTES

CALL TO ORDER: The meeting was called to order at 11:20am.

PROOF OF NOTICE: Proof of notice was provided with accordance with FL ST 718 and the association's governing documents.

ESTABLISH A QUORUM: A quorum was established with all five-board member present; Pat Avery, Melody Kolb, Harv Federman, Chuck Mann, and Chris Dutton.

APPROVE MINUTES FROM PREVIOUS MEETING (7/13/2021) MOTION made by Chris, seconded by Melody to approve as presented. MOTION passed unanimously.

OFFICER'S REPORTS

- President's Report:
 - Dryer vents screens cleaned
 - Poly pebble sealing
 - Stairs painted
 - Roads resealed
 - Power washing completed.
 - New plantings. Mulch to be completed soon.
 - Dumpster maintenance repairs completed.
 - Pool resurfacing under way.
 - Insurance Carrier is not renewing the policy effective in November. The insurance agent of Boyd Insurance is shopping for coverage and carriers. More information to follow.
- Treasurer's Report:
 - Melody presented the draft 2022 budget.
 - The board received the September 30, 2021, financial statements.
 - The insurance rate is still unknown. Age of roofs are a concern.
 - Roofs and painting are planned for 2022.
 - Forming a Roof Committee and creating an RFP are next steps.
 - Forming a Maintenance Committee to establish a maintenance list annually for management to follow.

NEW BUSINESS

- **Approval of the 2022 Budget: MOTION** made by Chris, seconded by Chuck to approve the 2022 budget as presented. The quarterly amount will be \$2,080. MOTION passed unanimously.
- Rental Restriction Committee is working on revisions to propose at the next board meeting.

ANNOUNCEMENT: November 3rd will be the Welcome Back Social. It will be held at the PBC Clubhouse Lanai / Gazebo area.

NEXT MEETING DATE / ADJOURNMENT: TBD. With no further business to discuss, the meeting adjourned at 12:07pm.