

**ROOKERY BAY MAINTENANCE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

DATE: **Thursday, April 18, 2024, at 9am**
PLACE: PBC Clubhouse or Zoom
701 Perico Bay Blvd. Bradenton, FL 34209

MINUTES

1. CALL MEETING TO ORDER & PROOF OF NOTICE: The meeting was called to order at 9:01am. Proof of notice was provided in accordance with FL ST 718 and the association's governing documents.
2. ROLL CALL & DETERMINATION OF QUORUM: A quorum was established with all five board members present; Chris, Harvey, Jim, Melody, and Bruce.
3. APPROVAL OF PREVIOUS MINUTES: February 27, 2024, and March 26, 2024: MOTION made by Jim, seconded by Harvey to approve as presented. MOTION passed unanimously.
4. President's Report: See below.
5. Treasurer's Report: Melody requested liaisons assistance for the following categories: Landscaping (Grounds), Building, and Pool. Jim Elder is doing an excellent job on this for Grounds. Harvey volunteered to do the Pool. Bruce volunteered to do the Building.
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - a. Landscaping Update: Jim provided an update. Irrigation upgrade has been completed. Jim recommending approval for \$3,000 to address pruning, trimming etc., as described. MOTION made by Chris, seconded by Jim to approve as presented. MOTION passed unanimously.
 - b. Maintenance Items
 - i. Soffit repair – Sent to Bill Thornton.
 - ii. Leaking gutter between 1325 / 1329 – Sent to Bill Thornton
 - c. 6.2 Fining: The Board will consider fining owners for governing document violations. The Board unanimously agreed to approve the attorney to send an enforcement letter.
8. NEXT MEETING DATE: Tuesday, June 18, 2024, at 9am.
9. ADJOURNMENT: With no further business to discuss, the meeting adjourned at 9:45am.

Submitted by:
Nicole Banks, CAM
Sunstate Management
For the Board of Directors