

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

DATE: **Thursday, July 18, 2024, at 10am**
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 10am. 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 the following board members present; Melody Kolb, Chris Dutton, and Harvey Federman.
3. APPROVAL OF PREVIOUS MINUTES: April 18, 2024, **MOTION** made by Harvey seconded by Bruce to approve as presented. MOTION passed unanimously.
4. President's Report:
 - a. FL ST 718 Legislative Update discussion.
 - b. Corporate Transparency Act
 - c. Melody questioned the definition of a pickup truck.
 - d. Board continuing education requirement.
5. Treasurer's Report: The Board received the May 31, 2024, financial statements.
 - a. Budget workshop planned for the end of September.
 - b. Budget Meeting by November 15th.
 - c. Insurance premium renewal trends were discussed.
6. UNFINISHED BUSINESS:
7. NEW BUSINESS:
 - a. Landscaping Update
 - i. BrightView is submitting a weekly report to Jim.
 - b. Maintenance Items
 - i. Sunstate will complete general property walk 1st and 3rd Tuesday for July, August, September and October.
 - ii. Pool temperature was discussed. Nicole followed up with PBL and Aquacal.
 - iii. Bruce suggested addressing more building maintenance items (rear porches, columns, etc.) Through May 31, 2024, the expenses were \$6,250 of an annual budget of \$15,000.
8. **NEXT MEETING DATE: September 5th, 2024, at 4pm ZOOM ONLY**
9. ADJOURNMENT: With no further business to discuss, the meeting adjourned at 11am.

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