

CIRCLE BAY YACHT CLUB CONDOMINIUM ASSOCIATION, INC.  
MINUTES OF THE BOARD OF DIRECTORS' MEETING, APRIL 21, 2016

The meeting was held in the Association's Club House in Stuart, FL and called to order by President Bols at 10:00 AM. The Pledge of Allegiance was recited followed by a moment of silence honoring those who have served and are now serving in the Armed Services. The Secretary called the roll. Present were: Werner Bols, President; Doris Brennan, Vice-President; Glenn Meyer, Secretary; Barry High, Treasurer; Toby Hohenstein, Director; Michael Kaye, Director; and Tom Russo, Manager

President Bols made his opening remarks.

The Secretary reported that notice of today's meeting was posted in a timely manner. The Secretary made a motion that we dispense with the reading of the minutes of the meeting held March 17, 2016 and that they be accepted as posted. The motion was seconded by Toby Hohenstein and carried unanimously.

Barry High gave the Treasurer's report a copy of which is on file.

Tom Russo gave the Manager's Report

The following Advisory Reports were given by the persons indicated:

- |   |                                |
|---|--------------------------------|
| a. Welcoming - Doris Brennan                  | e. Dock Master - Tom Ahern     |
| b. Social - Lorrie Markarian                  | f. Insurance - Barry High      |
| c. Building Representatives- Lorrie Markarian | g. Yacht Club - Dennis Stewart |
| d. Neighborhood Watch - Clem McGrath          |                                |

Unfinished Business:

- a. Glenn Meyer moved that we take the motion to allow Signature electronic access to our Seacoast account off the table. Barry High seconded, there was no discussion and the motion passed unanimously.
- b. Glenn Meyer moved that we allow Signature Property Management accounting services electronic access to our Seacoast account. The motion died for lack of a second.

New Business:

- a. Doris Brennan moved that we reject the proposal from The Accounting Department, Inc. and keep our accounting functions with Signature Property Management. Glenn Meyer seconded, there was discussion with participation from the Board and owners, and the motion passed unanimously.
- b. Barry High made the following motion: "I move that we accept Scenario Seven of Joe Urban's 3 year plan for CBYC TV and Internet Systems of November, 2015 as revised in February, 2016. Cost to be determined by Joe Urban when second bid is received in May, but total cost not to exceed \$170,000. Financing as follows: Use TV/Internet reserves to exhaustion. For the remainder, levy an assessment for one year starting July 1, 2016 in an amount not to exceed \$300 per unit; to be paid in equal installments as part of quarterly maintenance fees." Glenn Meyer seconded. There was discussion with participation from the Board and owners, and the motion passed unanimously.
- c. Toby Hohenstein made the following motion: "I move that we accept the proposal from Onsite Wastewater Management in the amount of \$13,200 to replace one lift pump with an upgraded pump. Proposal also includes two new check valves, four floats, a new rail system, etc." Barry High seconded. There was discussion with participation from the Board and owners, and the motion passed unanimously.

Werner Bols called for owner comments and several were made and responded to..

Doris Brennan moved to adjourn. Barry High seconded, and the motion passed unanimously.

The meeting was adjourned at 11:02 AM.

Glenn H. Meyer, Secretary