



ASSOCIATION DATA MANAGEMENT
FRANKLY COASTAL PROPERTY MGMT, LLC
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**BAYVIEW CONDOMINIUM
CLEARWATER ASSOCIATION, INC.
DRAFT OF MEMBER'S MEETING MINUTES**

DATE: April 27, 2022
TIME: 5:30 P.M.
PLACE: Bayview-Event Room
700 N. Osceola Ave
Clearwater, FL 33755

CALL MEETING TO ORDER 5:33 pm

CONFIRMATION OF QUORUM AND NOTICE - 15 of 28 units were represented by proxy or present. Fred Dykstra, President; Christopher Brzezinski, VP of Bayview's Board of Directors and Deborah Ippolito, Managing Agent from Frankly Coastal were present. Kent Larsson, Board Member, was absent.

APPROVAL OF MINUTES OF LAST MEETING - Motion by Fred to approve the Board Meeting Minutes from December 3, 2021 was seconded by Chris and approved. 2:2

PRESIDENTS REPORT – Fred spoke to the membership about the amendments, which change lease terms and Board approval or disapproval procedures. Leasing terms shall be a minimum of 6 months and there is a cap on renting the unit no more than 2 times a year; restrictions on new owners from leasing their unit for the first 6 months of ownership. Sales approvals will require background checks and Board approval or disapproval procedures based on specific criteria and information. Fred also discussed that mold was found on the 4th floor and that management is investigating and working towards resolving the issue. It was noted that the trash room construction project will start on May 9, 2022.

COUNTING OF VOTES AND ANNOUNCEMENT OF RESULTS – All proxies were tallied by Deborah and verified by Betty Dodge of unit 503. All proposed amendments passed by a vote of 14 to 1. Fred announced the tally results.

OLD BUSINESS – Management to prepare "Welcome" packets for new residents.

NEW BUSINESS – It was noted that the Amendments must be recorded and that management will prepare a mail out of the certified recorded documents along with updated forms and procedure information to the membership. This process will take several weeks. The procedures will not go into place until all of the membership has received the recorded and certified Amendments. Board will be researching and devising rules to monitor electricity usage for electric vehicles.

Meeting was adjourned at 6:18 pm

Respectfully Prepared and Submitted by:

Deborah Ippolito, Managing Agent