

Tarpon Bay Villas Homeowners Association, Inc.

Special Membership Meeting

March 16, 2017

Call to Order: The meeting was called to order by President Cassandra Chan at 6:01 p.m.

Roll Call: Present for the Board: Present for the Board: Cassandra Chan, Dorothy Jansma, Dawn Kleabir, Tracey Mascola and Rachel Swain. Management was represented by Diane Frazier of Secure Property Management.

Certifying of proxies: Twenty Owners were represented. (8 by proxy, 12 in person)
Establishing a quorum.

Proof of Notice: Management provided an affidavit of mailing.

Guest Speaker: The Association has contracted with Ed Williams Roof Consultants to inspect and write specifications for roof replacement. Mr. Williams discussed the significant savings that would be realized by replacing all the roofs at one time. Additionally, the asphalt shingled roofs, if installed by different contractors, would more than likely have a color difference. Flat roofs, ideally are recommended to be replaced at the same time. This would ensure better performance, carry a warranty and cost significantly less than each Owner handling their own flat roof replacement.

Voting results: Twenty units cast votes. Eighteen voted to approve the proposal to have all asphalt shingle roofs replaced by the Association as described in the letter from the Board mailed on February 20, 2017 – vote passed.

Twelve units voted to approve the proposal to have all flat roofs replaced by the Association as described in the letter from the Board mailed on February 20, 2017 – vote was defeated.

Management will advise Mr. Williams of the outcome so he can pursue bids for the asphalt shingle roof replacement.

Adjournment: There being no other business Dawn motioned to adjourn at 7:01 p.m. Racheal seconded the motion that passed unanimously.