
Marsh Harbor at Palm Valley Homeowners Association, Inc.

A Deed Restricted Community



ANNUAL MEMBERSHIP MEETING

November 9, 2023

6:30 P.M. – Marsh Harbor Community Building

MINUTES

BOARD MEMBERS PRESENT

Lissa Bedford
Katie Dorsey
Scott Joslin
Doug Leeby

MANAGEMENT REPRESENTATIVES

Blaine Anderson - CAM of BCM Services

CALL TO ORDER

Scott Joslin called the meeting to order at 6:33PM

ESTABLISH QUORUM

- Quorum was established so the meeting is official. 49 Proxies and 15 homeowners present. 23 is needed for quorum.

INTRODUCTIONS

Introduction of the Board Members and BCM Services staff. Katie Dorsey is resigning from the board.

2022 Minutes

Lissa Bedford motioned and Doug Leeby second to waive reading and approving 2022 meeting minutes. Approve 4-0

BCM UPDATE

Blaine Anderson provided the following update on the community:

- On going repairs on the Dock and received a quote for upgrading the dock to a Trex system and it was over \$100,000.
- Reserve study from Global Solutions who provided the first study will be \$2337.50 for a Level 2 Update and suggestion to have a Reserve Study Committee be part of the site visit. Scott Motioned to approve, Lissa 2nd, approved 4-0
- APK providing a quote for a gate at the dock for security reasons
- Clubhouse maintenance bids for pressure washing, wood rot treatment and painting came in: (Quick Reaction \$9500, KTM Exteriors \$10,250 and Koopman Concepts \$12,000). Lissa Bedford motioned to approve KTM Exteriors, Doug 2nd. Passed 3-0.
- Landscape update with Down to Earth: Fountain Plants to be installed in April due to frost concerns, Trimming and removal of Trees is pending schedule date but was approved. Addressing ongoing irrigation and bare spots. And new account manager and I will be walking the property to review outstanding items.
- FPL Lights installation of the new lights, Soft White, is due 1/15/2024.
- Website is up and running
- New Gate software is up and running
- Column where the entry system is located is pending to be repaired
- Gate Security Video is up and running
- Pool Vendors – Pending 1 more vendor to service the pool
- Road/ Sidewalk Repair – Reserve Study will assist in understanding what the next steps should be and to have the membership vote on it.
- Legal – updating language in the documents in addition to passing the Capital Contribution

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PRESIDENT UPDATE

President Scott Joslin discussed the following:

- Lori Lane Update
 - This did not pass
- Parc Group Update:
 - 11/15 with Zoom information was email blasted out
 - 68 homes possibly
- Table and Bench update
- Road Agreement with Parc Group needs to be reviewed by legal

FINANCIAL UPDATE

Doug Leebby provided the following update as of 9/30/2022:

- \$47,221.79 currently in the Operating Account
- \$200,556.91 in Money Market Account and \$74,957.69 in Sweep Account due to FDIC
- 2024 Budget discussed with no increase in Assessment Dues. Scott Motioned to approved the budget, Doug 2nd, Passed 3-0
- \$45,182.45 is currently in the money market
- \$1809.20 is outstanding dues.

CAPITAL CONTRIBUTION

The Capital Contribution has passed: Via Proxies 49 Yes 1 No and 10 in person yes = 59 to 1 (50 affirmatives yes's needed)

ELECTION OF THE NEW OFFICERS

There are 2 open positions. Melissa O'Malley and Lisa Ferguson have been voted into the board unanimously.

Adjournment

There being no further business, the meeting adjourned at 7:15 p.m.