

**Marina Bay Condominium Association**

**Board of Directors Meeting**

**Marina Bay Clubhouse**

**November 23, 2015**

**UNAPPROVED MINUTES**

The meeting of the Marina Bay Condominium Board of Directors was called to order at 6:00 p/m. in the Marina Bay Condominium Clubhouse.

Present were:

President-Steve Campbell

Vice President-Barry Beauvais

Director-Nancy Wright

Director-George Strasdas

Director-Tony Zambos

Officers:

Treasurer-Chris Beauvais

Secretary-Pam barker

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A quorum of the Board was present for the purpose of conducting business.

MINUTES-A Motion was made by George Strasdas, seconded by Nancy Wright, to dispense with the reading of the minutes in accordance with Robert's Rules of Order. Motion passed unanimously.

President, Steve Campbell, thanked everyone for attending, and shared that Wendy Barber was no longer the property manager, and welcomed Laura Green back as the property manager.

TREASURER'S REPORT-None.

Steve Campbell spoke to the group about cost-saving work done by Board members, particularly Barry Beauvais and Bob Stothart.

He encouraged owners to not sit back and discuss what needs to be done, but to get involved, or to run for the Board if they believe they can do the job.

He wished everyone the best, as our primary concern is the betterment of Marina Bay.

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The Board moved to ratify Coastal and Dan Moss for the building painting project.

Motion by Barry Beauvais, seconded by George Strasdas. Motion passed unanimously.

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Board President, Steve Campbell, encouraged those requesting to address the Board to adhere to the Agenda.

Owners/Power of Attorney Representatives for Owners/Residents; quickly took the meeting off the Agenda (time for Owners to speak for three minutes was on the Agenda at the end of the meeting) for a lengthy, and occasionally argumentative discussion. The threat of legal action against every board member was mentioned by an owner.

Continuing to ignore the official meeting agenda, the above group proceeded to voice opinions on the decision to proceed with the building paint project, dissatisfaction with Sea Breeze management, the perception of a lack of communication on the part of Sea Breeze and the Board, the broken elevator in building 1036, the 2016 budget, dissatisfaction with the Board approving the paint project, as well as dissatisfaction with a proposed unit assessment.

Some discussion was held (primarily by the attendees) on the possibility of seeking a loan for funding. Attendees decided they will form a committee to investigate with various banking institutions.

There was no order to the discussion at this meeting, as residents did not, generally, identify themselves or their unit numbers or adhere to the agenda or the three minute speaking rule.

When the residents had concluded their general discussion, the 2016 budget, as well as the proposed unit assessment were tabled.

The Board had difficulty conducting the remaining business and concluding the meeting as the attendees continued to walk, stand and engage in conversation amongst themselves.

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#### NEW BUSINESS

Invoices were ratified:

Lopez Landscaping-\$1,250.00-Monthly

TLC Pool Service-New Contract

Unit 120 owner addressed the board about rain damage, and unfair late fees on her COA dues. Board agreed to work with her.

Motion made by George Strasdas, to adjourn. Seconded by Nancy Wright. Motion passed.

Respectfully,

Pam Barker

Secretary