

# SABINE YACHT & RACQUET CLUB CONDOMINIUM ASSOCIATION

Annual Members Meeting

May 21, 2016

## Minutes

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### **CALLED TO ORDER:**

The meeting was called to order at 9:00 a.m.

### **ESTABLISHMENT OF A QUORUM:**

A quorum was established.

### **MEMBERS ATTENDING:**

David Crockett	Grace Parker McShan
Michael McGraw	Marc Bachman
Lavonne Agerton	Scott Eddy
William Kapanka	Carlotta Brown
Shay Adams	Joe Adams
Marlene Englert	Joanna Gurchiek

### **APPROVAL OF MINUTES:**

Joanna Gurchiek moved to approve the May 9, 2015 Annual Members Meeting Minutes. Scott Eddy seconded. Motion passed, unanimously.

### **TREASURER'S REPORT:**

Treasurer, Joanna Gurchiek reported the following:

Income Statement (through April 30, 2016) –

Total Revenues:	\$41,832.33
Total Expenses:	\$33,030.89

Balance Sheetting –

Cash Operating:	\$53,566.85
Capital Reserves:	\$243,646.13
Non-Capital Reserves:	\$72,078.09
Assessment Account:	\$241.33
Boat Dock Account:	\$14,595.22
Debit Card Account:	\$53.10

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<b>TOTAL:</b>	<b>\$384,180.72</b>
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Bill Kapanka moved to approve the Treasurer's Report. Scott Eddy seconded. Motion passed, unanimously.

### **PRESIDENT'S REPORT:**

Mike McGraw announced that the building is currently in good shape. During the year, the association has taken measures to stop flooding in the Equipment Room to prevent expensive equipment to be damaged during storm surges. The barbeque area upgrades are in progress and the landscaping upgrades on the front of the building have begun. The Wi-Fi in the building is in the process of being upgraded, with an increase in band width from Mediacom as well as an upgrade in equipment in the building. Mike also announced that the hallway flooring project will take place in October 2016. The Hallway Flooring Committee solicited input from many owners and a vinyl plank weathered wood flooring will be installed.

Mike also updated the members on the turtle lighting issue in which the association has until Spring of 2018 to comply. The issue is that the building stairway lighting must meet safety codes for illumination, as well as turtle conservancy standard. Mike is working with Tim Day (Escambia County) and coordinating with the Turtle Conservancy Group who controls BP Funding. Mike believes some portion of the BP Funding will be available for the Sabine turtle lighting project.

**UNFINISHED BUSINESS:**

Front Landscaping Project –

Mike McGraw indicated that the ground preparation has been completed. The association has reduced the square footage of many of the beds in the front area and this area will encompass more sod. Dave Crocket suggested that shrubbery be kept away from the entrances and sidewalks for a better view of pedestrian traffic. It was also mentioned that a weed barrier will be used prior to mulching the bedded areas. A dark mulch seemed to be preferred by many owners.

**ADJOURNMENT:**

There will be no further business. The meeting adjourned at 9:30 a.m.