

Bayberry Cove Property Owners' Association

Annual Homeowners' Meeting Minutes

February 9, 2009

- I. Persons in attendance
 - A. President: Todd Breeding
 - B. Secretary: Laura Fleming
 - C. Treasurer: Scott Ramsay
 - D. Member-at-Large: Carlis Brown
 - E. Manager: A. D. White
 - F. Homeowners
- II. Opening of Annual Homeowners' Meeting: (7:00 p.m.)

Meeting called to order by the President

 - A. Homeowners' Forum : (7:00 p.m.) – none
 - B. Establishment of quorum (on-going)
 - C. Old Business:
 - 1. Presentation by Lawn and Order to Board and homeowners in reference to their bid for the new landscaping contract
 - 2. **UPA contract to be renewed November 11, 2010**
 - D. Quorum established: (7:44 p.m.)

Sixty-three (63) homeowners present via person and/or proxy
 - E. Proof of Mailing: (7:45 p.m.)

Provided by property manager A. D. White
 - F. Reading of Minutes: (7:49 p.m.)
 - 1. Minutes read by Secretary
 - 2. Moved and seconded to approve minutes as read
 - G. Election of Board Members (7:52 p.m.)
 - 1. Three (3) Board Member seats vacant
 - 2. Three (3) candidates expressed desire in writing to run for Board Member seats and one (1) candidate nominated from the floor
 - 3. Each candidate introduced self to homeowners and gave reasons for willingness to serve as Board Member
 - 4. Voting held
 - 5. Votes counted
 - 6. Election Results: James Rivoir, Carliss Brown, Laura Fleming
 - H. Annual Homeowners' Meeting closed (8:37 p.m.)
- III. Executive Session opened: (8:38 p.m.)
 - A. Slate of officers: Todd Breeding – President; Carliss Brown – Vice-President; Scott Ramsay – Treasurer; Laura Fleming – Secretary; James Rivior – Member-at-Large
 - B. BMP maintenance
 - 1. Manager will request that the date of service be on each report submitted by the pond maintenance provider
 - 2. After checking maintenance provider, the Manager learned that the herbicide "Touch Down" is used in BMPs about four (4) times per season; Manager will request MSDS on all chemicals used in BMPs
 - 3. Manager will provide all Board Members updated Board of Directors' Information Book; will create a new one for James Rivior and give Todd Breeding former President's book *Feb. 7, 10*
 - 4. Board will meet *Feb. 7, 10* March 17 at 7:00 p.m. to analyze all bids submitted for new landscaping contract and determine best bid

C. Executive session closed (9:04 p.m.)

Next Board Meeting: 7:00- p.m. Tuesday, March 10, 2009 at the UPA Office, 6550 Town Point Road, Suite 113, Suffolk, VA 23435

Meeting Minutes Signed:

James S. Breckley 3/10/09
Todd Breeding, President Date

Laura Fleming 3-10-09
Laura Fleming Date