Eagle Pointe Shores Annual Meeting November 21, 2022 @ 3:oo pm EST

**Attendees**:

**Board members**

Lyle Firnhaber acting pres(51), Rob Johnson sec(43-44), Jason Lopez prospective board member(2), Greg Hill board member, (128) Gina Schimming board member(40-41, Marsha Bryant Brownstone Properties Association Manager

**Owners in attendance**:

Margaret Wong (56), Brenda Cuthbertson (108), Chuck Harris (157), Neal Zipser (15), Ken Nelson (6), Edelbrando Canuto (209), Rafael Orta (17-27), Jerry Denny (148-165), James & Martha Schoonmaker (169), Carl Garland (64)

**Proxies**:

John & Susan Ellington (159-160), Robert & Sonya Kees (45-46)

**Quorum**:

There were enough attendees and proxies to officially meet a quorum for this 2022 annual meeting.

**Review and Approval of Minutes**:

Rob Johnson made motion to accept and approve minutes from November 9, 2021meeting. Greg Hill 2nd the motion and board approved.

**Comment period from the floor**:

No comments from the floor were submitted.

**Board of Directors Election**:

Greg Hill made motion to accept Rob Johnson for 2nd 3year term. Lyle Firnhaber 2nd . Membership voted and approved. Lyle Firnhaber made motion to accept Jason Lopez as a board member. Rob Johnson 2nd. Membership voted and approved. Lyle Firnhaber made motion to accept Jason Lopez as Treasurer. Rob Johnson 2nd and board approved.

**Financial Report**:

Marsha Bryant our Brownstone Properties Association Manager briefly covered our financials update and covered our recently approved budget for the coming year.

**2022 Year in Review**:

Update on repairs to the Boat Ramp. Lyle Firnhaber and Rob Johnson gave us an update on the repairs to the boat ramp. The slabs have been poured and pushed into place. All but one of the guiding posts are set. The taper joints that hold the two slabs in place will be done later when AEP lowers to water level so the concrete can be poured.

Addition of two lots. After requesting advice from our attorney, the board has determined that LOTs 1 and 103 should be required to pay HOA fees ($800 per year). Those owners will be required to pay the dues starting in 2023.

Sell of common area property. After requesting advice from our attorney, the board will pursue the sale of common area Parcel A (21.65 acres)

Update on Road Work. The repairs to the drainage areas hasn’t started yet but will be performed this winter. The monies to pay for this work has already been set aside in our 2023 budget. New contracts have been signed for the road work as well as landscaping for next year with Mike Rigney of Lightscapes.

**Adjournment**