

## ANNUAL MEETING MINUTES: April 12, 2024 – 3:00 PM

The Remington at Bay Colony Condominium Association, Inc. 8665 Bay Colony Dr; Naples, FL 34108

### **Board Members Present:**

James Wagner, Kim Rosenberg, Wayne Press, Doug Kinsley, and Michael Ruff

Annual meeting called to order by James Wagner at 3:00 PM

### **PROOF OF NOTICE**

1<sup>st</sup> notice was properly posted and distributed to all unit owners on February 12, 2024

2<sup>nd</sup> notice was properly posted and distributed to all unit owners on March 13, 2024

Both notices were processed according to Florida State Statutes

Established quorum by a total of 46 proxies – 30 owners were in attendance + 5 board members. Roll over excess funds was unanimously approved.

Announcement of Directors to join the board of directors for a two year term upon adjournment of the Annual Meeting.

Wayne Press and Michael Ruff will remain on the Remington Board of Directors. There was no election required, as the number of candidates did not exceed the number of vacancies to be filled. The three new directors for this new 2 year term are: Kim Rosenberg, Jim Shanks, and Steve Smith.

Approval of April 24, 2023 Annual Meeting minutes was motioned by Bill Stavropoulos and seconded by Wayne Press.

### **Officers' Report:**

Kim Rosenberg introduced guests, Chuck Stauffer, Trent Waterhouse, and Frank Manbuca, with Hotwire to give brief presentation on the switch over from Summit to Hotwire services throughout Pelican Bay in the coming months. It will be a multiphase project with an anticipated completion date of February 1, 2025. Discussion followed.

### **Auditor's Report:**

Highlights from our auditor, Cindy D'Artagnan, CPA:

- The Remington is following proper financial protocols and everything appears in good order.
- 2023 expenses were overbudget due to many factors i.e. insurance, reserve study, manager unit remodel. See attached Auditor's Report.

### **Reports of Committees:**

A special thank you to Jim Wagner and Doug Kinsley for their many years of service to The Remington . Awards presented to each of the them by Steve Smith.

- Design Committee: Big thanks to Doug Kinsley and Gabe Pou for the finished Garage painting project and private elevator lobbies. Upcoming Elevator cab interiors are almost finalized. It is recommended to replace Guest Suites A & B with porcelain tile in the coming years due to stains on carpet and guests with sensitive allergies.
- Social Committee: Mr. Wagner stressed the need for volunteers for social committee.

**Manager's Report:** See attached.

**Open for Questions: No questions ensued.**

**ADJOURN**

**Motion to adjourn by Wayne Press was seconded by Doug Kinsley. All were in favor. The motion was unanimously approved.**

Meeting adjourned by James Wagner at 4:15 pm.