

## ANNUAL MEETING MINUTES: April 9, 2025 – 3:30 PM

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

Annual meeting called to order by Jim Shanks at 3:30 PM

Board Members Present: Jim Shanks, Kim Rosenberg, Wayne Press, Steve Smith, and Michael Ruff

Owners in attendance: Mrs. Beal, Mrs. Egger, Mr. Einhorn, Mrs. Roberts, Mr. and Mrs. Wagner, Mrs. Specter, Mrs. Michaela Giudici, Ms. Demeo, Ms. Cavalier, Mr. and Mrs. Konieczny, Mr. Bourgraf, Ms. Rossi, Ms. Fligg, Mr. and Mrs. Rush, Mrs. Negri, Ms. Mortenson, Mrs. Smith, Ms. Bernstein, Mr. and Mrs Risk, Dr. Tarbell, Dr. Bowers,

Others in attendance: Cindy D'Artagnan, CPA, Justin Thornton (General Manager), and Melissa Nilson (Office Manager)

### **PROOF OF NOTICE**

1<sup>st</sup> notice was properly posted and distributed to all unit owners on February 3, 2025

2<sup>nd</sup> notice was properly posted and distributed to all unit owners on March 10, 2025

Both notices were processed according to Florida State Statutes

Established quorum by a total of 57 proxies – 56 voted yes and 1 voted no. Roll over excess funds was approved.

Approval of April 12, 2024 Annual Meeting minutes was motioned by Michael Ruff and seconded by Wayne Press. All were in favor. The motion was unanimously approved.

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

See full report attached.

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

- The Remington is following proper financial protocols and everything appears in good order.
- First Association she deals with that has fully funded the SIRS reserve fund newly mandated by the state of Florida.

Jim Shanks, Steve Smith, and Kim Rosenberg 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 two new directors for this new 2 year term are: Wayne Press and Michael Ruff.

### **Officers' Report:**

- Treasurer's Report – see attached

### **Manager's Report:**

- See attached.



**Reports of Committees:**

- Social Committee Report – see attached

**Open for Questions:**

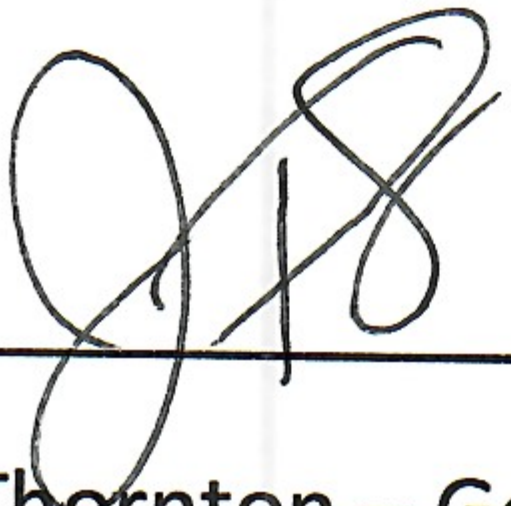
Mr. Bourgraf asked regarding handicapped parking spaces in the garage for individuals needing them. Discussion ensued explaining there are no designated handicapped parking spaces in the garage and all spaces are deeded to the units.

**ADJOURN**

**Motion to adjourn by Tom Rush was seconded by Nancy Tarbell. All were in favor. The motion was unanimously approved.**

Meeting adjourned by Jim Shanks at 4:33 pm.

Respectfully submitted on behalf of Dr. Michael Ruff – Secretary

A handwritten signature in black ink, appearing to be 'JT', is written over a horizontal line.

Justin Thornton – General Manager