

## MINUTES

### **BAY FOREST HOMEOWNERS ASSOCIATION, INC. MINUTES FOR FEBRUARY 20, 2025 ANNUAL MEETING**

**Call to Order:** Joe Hauwiller called the meeting to order at 6:32 PM

Present: Joe Hauwiller – President; Craig Pihl - Vice President; Tim Moore – Treasurer; Don Bergeron - Secretary

Also Attending: Irene Brooks – Assistant General Manager; Jay Malamphy - General Manager

#### **Approval of Previous Annual (2024) Meeting Minutes**

- **Joe Hauwiller made a motion to approve the minutes from the previous annual meeting (February 28, 2024). Craig Pihl seconded the motion, and the motion passed 4-0.**

#### **Board Member Reports**

- President – Thanked Craig Pihl for his services on the board. Mentioned that the boardwalk needs four certificates of occupancy and county inspections are anticipated in about a week.
- Treasurer – Reported that as of Davis & Associates, CPA's monthly report ending 1-31-25, account balances were as follows:
  - Operating: \$280,512.51
  - Reserve: \$269,233.29
  - Special Assessment: \$1,421,908.06
- Vice President – Craig was thankful for all the support he received during his time on the board.

#### **New Business**

- Board Vacancies – Election Results:
  - A quorum was established
  - All ballots were received from the sub-associations
  - Ballots were counted and verified by two independent parties
  - Don Bergeron and Michael O'Connell received the most votes of the four candidates and accordingly, have been elected to the board.

#### **Open Forum**

- Residents' comments related to the aerators added to the south lake, thanking all who made the recent dinner dance party a success, and announcing the next community-wide party that is on March 13<sup>th</sup> with ticket sales on March 3<sup>rd</sup> and 4<sup>th</sup>.

#### **Adjournment**

- **Craig Pihl made a motion to adjourn the meeting at 6:45 PM. Tim Moore seconded the motion, and the motion passed 4-0.**