

KISSIMMEE BAY HOMEOWNERS ASSOCIATION, INC.
Organizational Meeting Minutes of
January 14, 2021

The Kissimmee Bay Homeowners' Association Board of Directors meeting was called to order by Brian Harbour at 5:32 pm at the Town Hall Center 2884 Indigo Dr, Kissimmee, Fl 34744. A quorum was established with the following Board members present: Brian Harbour, Barbara Brownlee, Jeri Devore, Henry Robles, and Chris Crowe. The notice for the meeting was posted at the entrance to the community in accordance with the Florida Statutes.

Review and Approve Minutes:

- Jeri motioned to approve the minutes from November 10, 2020. Chris seconded the motion; all in favor, motion passed.

Appointment of Officers:

- Jeri motioned to appoint Brian as President. Chris seconded the motion; all in favor, motion passed.
- Brian motioned to appoint Jeri as Vice President. Chris seconded the motion; all in favor, motion passed.
- Brian motioned to appoint Barbara as Secretary. Jeri seconded the motion; all in favor, motion passed.
- Brian motioned to appoint Henry as Treasurer. Barbara seconded the motion; all in favor, motion passed.
- Brian motioned to appoint Chris as Director. Jeri seconded the motion; all in favor, motion passed.

Discussion on Fountains on Hole 9&10:

- Chris motioned to purchase 2 fountains for Holes 9&10. One fountain will be purchased to see how it works and if all is good, the 2nd fountain will be purchased. Henry seconded the motion; all in favor, motion passed.

Discuss adding Cameras at Marina

- Jeri motioned to purchase 2 additional cameras for the Marina. Chris seconded the motion; all in favor, motion passed.

Discuss removing vegetation behind Hole 11

- Chris motioned to hire Aquatic Weeds to remove vegetation behind hole 11. Henry seconded the motion; all in favor, motion passed.

Discuss the need to fix weir on hole 15

- Discussion ensued
- Henry motioned to re-sod front entrance for \$6200. Jeri seconded the motion; all in favor, motion passed.

Review and Discuss changes of Recreational Policy and Procedures

- Jeri read the new policy. 7pm – 10 pm lights on.
- Brian motioned to adopt new policy. Chris seconded; all in favor, motion passed.

Homeowner Open Session

- An owner requested that boat owners store boats in a neat appearance. Keep up with maintenance.

- Jeri motioned to move 2020 surplus from Hurricane and sod items to the reserve account. Chris seconded; all in favor, motion passed.

There being no further business to be brought before the Board, Jeri moved to adjourn the meeting and Chris seconded the motion. Meeting was adjourned at 5:43pm.

Prepared by:
Ryan Kerlin, LCAM
Premier Association Management of Central Florida

APPROVED