

Bay Tree Lakes Property Owners Association Annual Meeting

The Bay Tree Lakes Property Owners Association Annual General Membership meeting was held at the Bay Tree Lakes Clubhouse on Saturday, April 12, 2008 at 10:00 am. The following Board Members were present: John Shaw, Dennis Ford, Charles Massey, Charles Atkinson and Roy Dew. Other POA staff members present were Tish Herrmann, POA Clerk and POA Property Manager Roy Dew.

President John Shaw called the meeting to order promptly at 10:00 am at which time everyone was welcomed to the meeting and he expressed our appreciation for everyone's attendance. Following the invocation by Roger Wright, Bob Latham gave the Bay Tree Lakes Volunteer Fire Department update and Trisch Dilello reported the Women's Club activities and plans.

President Shaw recognized Charles Atkinson POA Secretary to read the minutes for the 2007 Annual Membership Meeting. President Shaw asked members for any possible corrections to the minutes, there being none, a motion was made and seconded for the minutes to be approved as presented, and the motion was unanimously approved.

President Shaw recognized Charles Massey to present the financial report for the calendar year of 2007. President Shaw asked members for any possible corrections to the financial report, there being none, a motion was made and seconded for the minutes to be approved as presented, and the motion was unanimously approved.

President Shaw presented the President's Report for calendar year 2007. Items addressed in the presentation were as follows:

1. Completed new entrance gate system including a new computerized monitoring system and back up electrical generator. Reinstalled security cameras at entrance.
2. During financial planning the Board developed the "first known" operational budget and capital budget.
3. Purchased new computer, printer and updated accounting software to improve financial management.
4. Completed trailer storage area project
5. Organized a Road Project Committee to develop scope and goals of project and to serve as liaison to Corporation
6. Purchased sound system.
7. Replaced bulk head and walkway at canal boat ramp.
8. Replaced ceiling and painted ceiling in cabana breezeway.
9. Combined all POA events into one calendar on POA website.
10. Changed front gate access and card responsibilities from POA Clerk to POA Property Manager.

Roy Dew presented a brief update on the geese issue and nest addling, everyone agreed to continue addling of nests. Mr. Brain Wolf reported the new trailer storage facility is ready for use and briefed the membership on procedures required for proper use of the new facility.

Mr. George Stark gave an update on our community's website. He noted several changes, such as a new combined calendar of events, and other items in which members could stay in touch via the web.

President Shaw recognized Dennis Ford for an update on the progress of the street repair, drainage and resurfacing project. Dennis Ford presented a power point presentation of issues concerning the streets and drainage issues. Dennis Ford recognized Roger Wright who presented the "history" of this

issue concerning mandates by our membership. After a lengthy discussion, a motion was made for the POA, in conjunction with the Corporation, to move forward with the repair and resurfacing of the existing roads as quickly as possible without the POA owning the road ways of the community as well as to obtain a bank loan to assist in paying for this project. The motion was unanimously approved.

President Shaw opened the floor for nominations to fill two vacancies on the POA Board of Directors and advised that Charles Massey and John Shaw's term will expire at end of this meeting. After a brief discussion, John Shaw and Charles Massey were unanimously re-elected for a second term.

A motion and second was made to adjourn the Annual Membership Meeting, the motion was unanimously approved

Respectfully submitted,

Charles H Atkinson
Secretary
Bay Tree Lakes POA

POA Membership total 422 voting lots, we need 254 members (60%) or any combination of members and proxies of members to total 254 to conduct an official annual general membership meeting.

I, Charles Atkinson, certify we have members present and or proxies in hand to constitute a quorum.