

Sandy Point Board Meeting, September 7, 2023

Board members present were Lyn Berkebile, Judy Bourquin, Steve Grothouse, Greg Lupo, Gail McDermott-Bowler, John Ryan, Paula Saul. Also attending were Jerri Guinn, Sandy Point Property Manager and Jim Kress, Long Term Financial Advisor. Absent were Mike Sherman and Bo Ward.

The purpose of this meeting was to respond to a request from an owner to have his home become a rental property and to review the budget prior to presentation at the October 26 Annual Meeting.

The minutes of the August 8 meeting of the Sandy Point Board were approved as distributed.

Following a discussion of a rental request from A. J. Bottoms, 8016 River Bay Drive East, the Board approved the request.

Moving to the next item of business, Jim Kress led those present through the proposed budget and projections. One chart showed substantial Reserve Fund projects including painting and siding; roof replacement; and driveways. The next chart dealt with fund basics – reserve, operating, and monthly assessments. These will be viewed at the Annual Meeting. The Board voted on an approval of 2024 Budget with a \$10.00 monthly increase to begin January 2024. The next question about finances included the topic of the Property Manager salary and also thoughts about costs of a future Property Manager when that time arises.

At the Annual Meeting the Treasurer will give the status report and Jim will share projections. The Board revisited the Committee Reports as they related to the Annual Meeting and agreed it was best to have written reports Included in the Annual Meeting Packet, giving residents the option to submit questions in advance of the meeting.

After receiving a thank you gift for her leadership as President, Judy adjourned the meeting.

Respectfully submitted, Gail McDermott-Bowler