



**Owners Association Meeting  
November 13th, 2021**

**THIS IS ONLY A DRAFT AND WILL NOT BE APPROVED UNTIL THE 2022 OWNERS MEETING**

**Meeting Called to order:** 10:00am in Excelsior Community Room by Craig Dobson - President.

**Roll Call:** In attendance were Jim London, Tom Murray, Craig Dobson, Kathy Blum, Bill Rath, and Terry Jones. Ken Gertz attended by phone. Also in attendance was Manager, Dan Watnem.

**Quorum Established** with more than 84 members in attendance and submitted their proxy votes.

**Confirmation of Posting of Meeting:** Manager Dan Watnem confirmed the meeting was properly posted on the premises complying with the 48 hour notice requirement.

**Polls are now closed and Counting of the Proxy begins**

**Reading and Approval of Minutes of 11/14/2020:** With all in favor and none opposed, the motion passed.

**Owner's that have passed in 2021.**

- Joyce Donatelli (103-3)
- William Drennan (104-2)
- Carol Parker (202-4)
- Robert Valente (404-5)

**New Owners in 2021**

- Melissa & Jason Armstrong - (301-1)
- John Culliton/Jamie Petunkas - (206-3)
- Sherri/John Deleva - (102-1)
- Kerry/Cecilia Gargano - (104-2)
- Michael/Teri Hefner - (201-G)
- Erica/John Karakis - (206-5)
- Ann/Warren Mathe - (305-2)
- Debra/Michael Mazzurco - (105-G)
- Christopher/Alison Mulligan - (308-5)
- Stephanie/Jeffrey Sanderson - (Ph-3)

- **Connie/Joe Tamburini - (203-4)**
- **Diane Valentino - (204-2)**
- **Renee/William Warshowsky - (404-G)**

**President's Report – Craig Dobson – See Attached  
 Manager's Report – Dan Watnem – See Attached**

**Officer's Committee Reports –  
 Finance – Kathy Blum –**

Excelsior Beach to Bay  
 Treasurer's Report  
 January 1 through October 31, 2021

Total Income		\$991,985.38
<u>Expenses</u>		
Building Maintenance	\$96,697.03	
General and Administrative	48,990.67	
Grounds Maintenance	133,285.69	
Insurance	313,514.91	
Total Payroll	308,102.31	
Utilities	<u>227,086.54</u>	
<b>Total Expenses</b>	<b><u>\$1,127,677.15</u></b>	
Less reimbursement for Real Estate Corp expenses	<u>(145,000.00)</u>	
<b>Total Expenses for Excelsior Beach to Bay</b>		<b><u>\$982,677.15</u></b>
Net Ordinary income		\$9,308.23
Reserve income	\$354,260.32	
Reserve expenses	<u>412,029.64</u>	
Net other income (loss)		<u>(57,769.32)</u>
<b>Net income or (loss)</b>		<b><u>(48,461.09)</u></b>

**Landscaping – Jim London –**

We elected to postpone the annual mulching until 2022.

Upon completion of the construction, we will be replacing sod and damaged bushes.

Jim asks that the future board looks at painting the shuffleboard courts.

Jim also asks that we consider the life of the sprinkler system, as we have been experiencing increasing failures.

**Insurance – Update – Craig Dobson –** Craig is willing to sit down with anyone that would want to understand how we got to where we are.

**Building Committee – Terry Jones and Tom Murray – See Attached**

**Website update – Lisa Donatelli –** Website will be updated with photos to reflect new improved community room.

**Security – John Sperrazza** - New gate closures have added to the beach pool doors. If these continue to work well, we will be added these closures to all the other doors on site. We will continue to work to improve and add on to the existing system as needs arise.

**Real Estate Report – Ken Gertz – See Attached**

**Recognition of retiring Board members –**

**Kathy Blum –**

**Ken Gertz –**

**Jim London –**

**Introduction of the new members of the 2021-2022 Board of Directors.**

**Terry Jones**

**Beverly Murphy**

**Karen Lavens**

**Janet Kaplan**

**Proxy Voting Results – See Attached**

**Owner/Questions and comments**

**Adjournment:** Vicki Johnson made a motion to adjourn the meeting, seconded by all approved. Meeting was adjourned at 12:45pm.

Respectfully submitted by Terry Jones, Secretary