

**Bayberry Cove Property Owners' Association**  
**Annual Meeting**  
**Minutes**  
January 25, 2011

- I. Persons in attendance
  - A. President: Todd Breeding
  - B. Vice President: James Rivoir
  - C. Treasurer: Scott Ramsey
  - D. Secretary: Laura Fleming
  - E. Property Manager (Acting): Susan Sykes
  - F. Homeowners: (60 via proxy / in body)
  
- II. Opening of meeting – (7:00 p.m.)

President called meeting to order; held in the main worship hall at Believers Church 4500 Peek Trail, Chesapeake, Virginia 23321
  
- III. Establishment of Quorum: (7:01 p.m.)

President and Manager counted homeowners and proxies to establish quorum; quorum met with 60 homeowners represented (surpassed required minimum of 20% or 33 homeowners to be represented in order to conduct official business during Annual Homeowners' Meeting)
  
- IV. Proof of Notice: (7:02 p.m.)

Residents present informed that anyone with concerns about proper notification of meeting may call United Property Associates at (757)-484-0706 located at 5849 Harbour View Boulevard, Suite 200, Suffolk, Virginia 23435 to request proof
  
- V. Introduction of Board Members and Candidates for Office: (7:03 p.m.)
  - A. Present Board members introduced themselves to homeowners; candidates for office expressed why they were running for office
  - B. Board Members up for re-election or election
    1. Jamie Rivoir (re-election)
    2. Laura Fleming (re-election)
    3. Richard Curtis (election)
  
- VI. Open Forum / Summary of Issues: (7:14 p.m.)

President led residents into questions/answers and comments session on topics up for consideration by homeowners:

  - A. Amendment to restrict the number of rentals in Bayberry Cove
  - B. Amendment to ARB Resolution 1.23 relating to roof pitch on new sheds
  - C. Resolution to make Bayberry Cove a golf-cart-friendly community
  
- VII. Introduction of Acting Property Manager Susan Sykes and new Property Manager Quiana Solomon: (7:40 p.m.)
  
- VIII. Voting Session: (7:41 p.m.)

Homeowners voted for candidates for office and on ballot issues
  
- IX. Counting of Votes / Open Forum: (7:45 p.m.)

Two homeowners volunteered to count votes along with UPA representatives while other homeowners continued to discuss issues at hand

- X. Election results: (7:55 p.m.)
  - A. Homeowners voted against / rejected all issues on ballot
  - B. Homeowners elected / re-elected all candidates up for office
- XI. Adjournment of Meeting: (7:56 p.m.)
- XII. Executive Session Opened: (7:56 p.m.)  
Board members met to determine slate of officers
  - A. President: Todd Breeding
  - B. Vice-President: Jamie Rivoir
  - C. Treasurer: Scott Ramsey
  - D. Secretary: Laura Fleming
  - E. Member-At-Large: Richard Curtis
- XIII. Executive Session Closed: (8:00 p.m.)

**Next Homeowners' Meeting:** 7:00 p.m. Tuesday, February 22, 2011 at United Properties Associates, 5849 Harbor View Blvd, Suite 200, Suffolk, VA. 23435 (in Konikoff Bldg. across from Rose and Womble)

Signatures:

*Todd Breeding*      2/22/2011      *Laura Fleming*      2/22/11  
(Todd breeding, President)      (Date)      (Laura Fleming, Secretary)      (Date)