

Bayberry Cove Property Owners' Association
Annual Meeting
Minutes
January 10, 2012

- I. Persons in attendance
 - A. President: Todd Breeding
 - B. Vice President: James Rivoir
 - C. Treasurer: Scott Ramsey
 - D. Secretary: Laura Fleming
 - E. Property Manager: Qiana Solomon
 - F. Homeowners: (52 via proxy / in body)
 - G. Member-at-Large: Richard Curtis

- II. Opening of meeting – (7:00 p.m.)
 - A. President called meeting to order
 - B. Held in the public meeting room at Northern Precinct No. 2 of the City of Suffolk Police Department located at 3901 Bridge Road, Suffolk VA 23435 (on Route 17)
 - C. President and Manager stated purpose of meeting

- III. Establishment of Quorum: (7:00 p.m.)
 - A. Manager counted homeowners and proxies to establish quorum;
 - B. Quorum met with 48 homeowners represented at the time (surpassed required minimum of 20% of homeowners to be represented in order to conduct official business during Annual Homeowners' Meeting); several others arrived after quorum had been established

- IV. Proof of Notice: (7:01 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: (7:01 p.m.)
 - A. Present Board members introduced themselves to homeowners; candidates for office expressed why they were running for office
 - B. For re-election
 1. Todd Breeding (re-election)
 2. Scott Ramsay (re-election)
 - C. For election: Cathy Jones

- VI. Open Forum / Summary of Issue (7:05p.m.)
 - A. President led residents into questions/answers and comments session on topic up for consideration by homeowners
 - B. Issue: Should basketball goal in park be re-installed or not
 - C. Extensive discussion ensued which generated varying views and suggestions

- VII. Voting Session: (7:42 p.m.)

Homeowners voted for candidates for office and on ballot issue

- VIII. Counting of Votes / Open Forum: (7:47 p.m.)

Two homeowners volunteered to count votes along while other homeowners continued to discuss varying topics

- IX. Election results: (7:55 p.m.)
 - A. Homeowners voted to not re-install basketball goal
 - B. Homeowners re-elected Breeding and Ramsay to office
- X. Adjournment of Meeting: (7:56 p.m.)
- XI. 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
- XII. Executive Session Closed: (8:00 p.m.)

Next Homeowners' Meeting: 7:00 p.m. Tuesday, February 14, 2011 at United Properties Associates, 5849 Harbor View Blvd, Suite 200, Suffolk, VA. 23435 (in Konikoff Bldg. across from Rose and Womble)

Signatures:

James I. Breeding 3/15/12 Laura Fleming 3/15/12
(Todd breeding, President) (Date) (Laura Fleming, Secretary) (Date)

Signed post meeting after corrections.