

Bayberry Cove Property Owners' Association
Annual Meeting
Minutes
January 22, 2013

- I. Persons in attendance
 - A. President: Todd Breeding
 - B. Vice President: James Rivoir
 - C. Treasurer: Vacancy
 - D. Secretary: Laura Fleming
 - E. Member-At-Large: Vacancy
 - F. Property Manager: Qiana Solomon
 - G. Homeowners: (49 via proxy / in body)

- II. Opening of meeting: (7:00 p.m.)
 - A. President called meeting to order
 - B. Held at Believers Church located at 4500 Peek Trail, Portsmouth, VA. 23321
 - 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 49 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. President's Report: (7:03 p.m.)

- VI. Treasurer's Report: (7:05 p.m.)

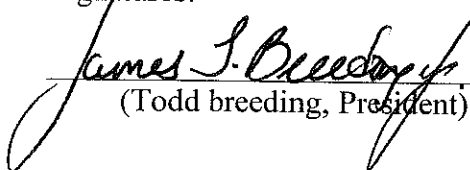
- VII. Introduction of Board Members and Candidates for Office: (7:05 p.m.)
 - A. Present Board members introduced themselves to homeowners; candidates for office expressed why they were running for office
 - B. For re-election
 - 1. Jamie Rivoir
 - 2. Laura Fleming
 - C. For election
 - 1. Brooke Gordon
 - 2. Carol Martin
 - D. Election: Homeowners
 - E. Counting of Ballots: Manager and volunteer homeowners

- VIII. Open Forum: (7:18 p.m.)
 - A. President led residents into questions/answers and comments session on various topics and homeowners' concerns
 - B. Plea made to homeowners to become more involved in Bayberry Cove Social Committee and other committees / affairs such as the Newsletter, Grounds Committee, Architectural Review Committee, etc.

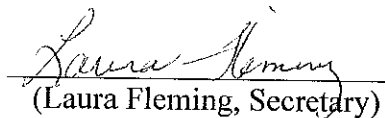
- IX. Election Results: (7:39 p.m.)
 - A. Laura Fleming and Jamie Rivoir re-elected
 - B. Carol Martin and Brooke Gordon elected
- X. Adjournment of Meeting: (7:41 p.m.)
- XI. Executive Session Opened: (7:45 p.m.)
 - A. Board members met to determine slate of officers
 - B. Results
 - 1. President: Todd Breeding
 - 2. Vice-President: Jamie Rivoir
 - 3. Treasurer: Brooke Gordon
 - 4. Secretary: Laura Fleming
 - 5. Member-At-Large: Carol Martin
 - C. Executive Session Closed: (7:48 p.m.)

Next Homeowners' Meeting: 7:00 p.m. Tuesday, February 19, 2013 at United Properties Associates, 5849 Harbor View Blvd, Suite 200, Suffolk, VA. 23435 (in Konikoff Bldg. across from Rose and Womble)

Signatures:


(Todd breeding, President)

Feb. 19, 2013
(Date)


(Laura Fleming, Secretary)

Feb. 19, 2013
(Date)