

Grand Vista at Riverwood

2021 Annual Meeting Minutes

Date: Monday, February 15, 2021

Time: 10:00 A.M.

Place: via Zoom Platform

Call to Order: The meeting was called to order at **10:05 A.M.**

Board Members Present: Gary Smith, President
Gary Fulk, Vice-President
Lou Bonacorsi, Secretary
George Major, Treasurer
Stan Morris, Director
Art MacKinnon, Director

Also, Present: Leslie Phillips, CAM Property Manager, Star Hospitality Management

Quorum: The Management Company noted that all proxies were sent to all owners of recorded via mail and email more than 14 days prior to the meeting in accordance with Florida State Law. The Management Company & The Board of Directors noted that a quorum had been established. A quorum is established with 60 members present or represented by proxy.

Notice: Notice of the meeting was posted on the bulletin board located at the Riverwood Activity Center 48 hours prior to the Meeting in accordance with Florida State Law.

APPROVAL OF MINUTES FOR THE 2020 ANNUAL MEETING:

A motion was made to waive and approve last year's AGM minutes.

Motion: Art MacKinnon

Second: Lou Bonacorsi

Motion carried unanimously

Presidents Report: Gary Smith went over his Presidents letter detailing accomplishments the previous year, goals in the upcoming year, as well as an overall view of things as the currently stand. His letter will be emailed to all members and will stand as an attachment to this document.

Treasurers Report: George Major went over the current Financial standing of the Association, touching upon the past budget, current approved budget, and other pertinent financial issues.

Committee Reports: Further discussion had on the road ownership issue with the RCDD, Replacing Loungers at the Pool and creating a Resolution regarding ESA pets. That notice that Stan created regarding ESA will be emailed to all members and will stand as an attachment to this document.

NEW BUSINESS: Voting on Proxy Agenda Item

- Voting on the Rollover of Excess or Deficit Funds for 2021: It was explained that a vote was necessary to rollover funds from current year to the following year in order to avoid paying taxes and/or penalties.

Motion : Stan Morris **Second :** Art MacKinnon * Motion passed unanimously.

- Vote to waive the 2021 CPA Audit has been approved by the majority of the unit owners.

Motion : Lou Bonacorsi **Second :** Art MacKinnon * Motion passed unanimously.

- Motion to convey ownership of GVR roads to Riverwood CDD

Motion : Stan Morris **Second :** Lou Bonacorsi * Motion passed unanimously.

INTRODUCTION OF 2021 BOARD OF DIRECTORS:

<u>BOARD POSITION:</u>	<u>MEMBER:</u>	<u>TERM:</u>
PRESIDENT	Gary Smith	2023
VICE-PRESIDENT	Gary Fulk	2022
SECRETARY	Lou Boncorsi	2023
TREASURER	George Major	2022
DIRECTOR	Stan Morris	2022

A motion was made to adjourn the meeting at 11:14 a.m.

MOTION: Stan Morris **SECOND:** Gary Smith

Motion carried unanimously.

Respectfully Submitted by Leslie Phillips, CAM, CMCA, Star Hospitality Management.