

Annual Meeting -Saturday - Feb 10, 2024
Location - Smart Suites
1700 Shelburne Rd
South Burlington, VT 05403
Meeting Room – downstairs

This meeting notice includes the meeting agenda below. Additional reports will be provided and available prior to the meeting. Please RSVP so that we can plan for the number that will attend. RSVP to - jhi@ezcloud.com or call 802 371 8810 and leave a message. We are hoping to provide a Zoom Meeting option for those unable to attend in person. We are looking for a volunteer to help manage the Zoom aspect of the meeting. Let me know if you can assist with hosting the Zoom.

As you can see, the agenda is very full. We will focus on a review of each of the items, setting priorities, and expect that we will be scheduling additional work and follow up meetings in the near future.

Let me know if you have any questions.
See you at the meeting.

Joe Hester Ingram, Secretary
on behalf of the Directors
Tania Azar, President
Fred Hodgdon
John Ouellette

See Agenda on Page 2 of this notice

**Bay Court Condominium
Agenda 2024 Annual Meeting
February 10, 2024
01-28-2024**

- **9:00 AM Coffee, Tea, Danish, and Bagels.**
- **10:00 AM Call to Order – Introductions, record attendance, and check for quorum**
- **10:30 AM – Minutes from last meeting 07-19-2021 – review for approval**
- **10:45 AM Financial Reports**
 - **2022 End of Year Operations and Reserve**
 - **2023 End of Year Operations and Reserve**
 - **2024 Common Property Projects to Complete from Reserves and planning for future years – review projections.**
 - **2024 Budget – Review and adopt regular monthly assessment amount.**
- **11:15 Bay Court – self managed vs management company**
 - **Review past research in options.**
 - **Communications – desired frequency**
 - **Email vs US Postal mail as primary means.**
 - **Need for more homeowners to be involved.**
- **11:30 Routine Maintenance - discuss and determine consensus from homeowners for what the Association should and can do and how the Board can address tasks that belong to individual owners but are common issues to all.**
 - **Common Property Maintenance**
 - **Parking Lot Repairs – routine**
 - **Gutters and drainage of common grounds**
 - **Property lighting**
 - **Security camera**
 - **Trash, recycle, and composting services.**
 - **Siding Repairs**
 - **Unit Owner Property – common to all**
 - **Boiler inspections**
 - **Water shut off valves and access – building and unit specific.**
 - **Dryer vent cleaning**
 - **Decks**
 - **Windows and Screens**
- **12:00 PM Governance**
 - **Community Rules - review and consider any changes needed or desired. Review enforcement.**
 - **Bylaws - review new Bylaws available now to adopt. Discuss process to adopt the new Bylaws.**
- **12:15 PM Other business**
 - **Charging Stations for electric cars**
 - **Other items from the floor**
 - **12:30 PM Adjourn**