

Island Green Resort HOA  
Annual Meeting Minutes  
October 30, 2021

**Board Members Present:** Robert Clary (D-15)

**Board Members Absent:** Joseph Thomas ( D-17) Barbara Huntington (A-1)

**Property Manager:** Marie Keegan – AP Properties

**Homeowners Attending:** Inge Holland (D-15) Shirley Hunt (A-4)

**Homeowners Present by Proxy:** Barbara Huntington (A-1) Joseph Thomas (D-17) Arthur Wilner (D-14) Rhonda Carlino (D-13)

Welcome: The Annual Meeting of Island Green Resort Homeowners Association was called to order at 9:06 am by Property Manager, Marie Keegan. The meeting was held outdoors, due to Covid 19, at the office of Above Par Vacations & Sales, Inc. All stood for the Pledge of Allegiance.

**Establishing a Quorum:** Of the 6 homeowners in Island Green HOA six were present by attendance or proxy and a quorum was not established.

**Approval of the 2020 Minuets:** The first order of business was to approve the 2020 Annual Meeting Minuets. The minuets were presented by the Property Manager, Marie Keegan. The homeowners present reviewed the minuets, and approved. Bob Clary motioned to approve the minuets, with a second by Inge Holland.

**Financial Reports:** Marie Keegan asked the homeowners present if they reviewed the financials sent with the meeting announcement. Those present did and Mrs. Keegan asked the President, Mr. Bob Clary, to proceed with the financials.

Mr. Clary stated the need to address the whole package as one to get the bigger picture of where we need to focus to ensure our financial success. There are many issues that we need to prioritize for current and future success of our homeowners association. Mr. Clary explained the budget and plans to move forward to increase funds in our reserve account.

**Old Business:** There are many issues that needed prioritization such as the parking lot area that was paved and resealed for \$28,000. We are currently still paying off loans for the project and they will be satisfied in November of 2022.

**New Business:** Future projects such as stairs needing repair, siding, and removing shrubs around the buildings and replacing them with different landscaping that will be easier to maintain, are all on the agenda for future projects.

Mrs. Hunt (A-4) mentioned the increase in rats, bugs seen as a result of the construction. She would like to approve moving forward with replacing shrubs and landscaping around the buildings and thought it was a good idea. She also mentioned some type of barrier when the new construction is completed in the back of building A. That is something that will be discussed at a later time but all agreed it is a good suggestion.

Meeting Adjourned at 9:36; Marie Keegan called to adjourn, second by Bob Clary.

Respectfully Submitted: Marie Keegan