

# MINUTES

## Baynard Park, POA

2022 ANNUAL HOMEOWNERS MEETING  
THURSDAY, DECEMBER 1, 2022 AT 5:00 P.M.  
BUCKWALTER RECREATION CENTER

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- I. **Roll Call and Certification of Proxies** – Board President James Rogers called the meeting to order at 5:25pm. The Board and IMC Resort Services, Inc. representatives introduced themselves.
  - A. **Board Members Present** – Elisabeth Ryan, Secretary; Chris Goodman, Director;
  - B. **Board Members Absent** – James Rogers, President; Susan Bonner, Vice President; Anthony Dufrene, Director.
  - C. **IMC Representatives** – Quen Corbett, Association Manager; Dave Lewellen, Senior Association Manager; Cathy Pilatic and Dayana Gaston, Administrative Associates; Sonya Comes, Minutes.
  - D. **Owners Represented** – Quorum met with **29.68%** of owners represented.
    - i. **In Attendance** – 6.13%
    - ii. **By Proxy** – 23.55%
- II. **Proof of Notice of Meeting or Waiver of Notice** – Notice of the 2022 annual meeting was mailed to all owners of record on November 1, 2022.
- III. **Reading of Minutes of Preceding Meeting** – Ken Stankowitz (64 BBW) made a motion to **“waive the reading of the 2021 annual meeting minutes and accept them into record as presented.”** Dennis Tauber (131 SMD) seconded the motion. The motion passed without opposition.
- IV. **Election of Directors** – There are four Board seats up for election. Incumbents James Rogers and Chris Goodman are standing for re-election. Tom Sellman and Scott Kody’s names were submitted to be considered; the floor was then opened for nominations. There being none, *Lisa Ryan (26 RWL) made a motion to “close the floor for nominations.”* Dennis Tauber (131 SMD) seconded the motion. The motion passed without opposition. After ballots were tabulated, James Rogers-80, Chris Goodman-79, Tom Sellman-78, and Scott Kody-1, it was announced that the successful candidates were: James Rogers, Chris Goodman, Tom Sellman and Scott Kody.
- V. **Reports of Officers**
  - A. **President** – Chris Goodman reported for James Rogers. See **“Management Report - Attachment A”**
  - B. **Treasurer** – Quen Corbett reported on the financials as of 10/31/2022 and explained the dues collection process. See **“Attachment B”**
- VI. **Report of Committees**
  - A. **ARC** – Dennis Talbert reported that there are no open requests and there is an open position on the committee.
  - B. **Lagoon** – Ken Stankowitz reported the following: alligator signs have been installed at the entrance and at each pond within the community; Lowcountry Irrigators will be tapping in to the existing well system for new irrigation behind the guardhouse; sprinkler systems repairs have been completed around the ponds; an evaluation will be completed on all existing control panels and sprinklers.
  - C. **Social** – Liza: shout out to Alissa Bornstein & Scarlett Dawson. The committee is looking for volunteers. The Ladies Luncheon was the best one yet, due to Carolyn Bishop. Events coming up: Polar Express movie night Dec 9<sup>th</sup>, a flyer will be sent out with more information – pizza & hot cocoa will be available; House Decoration Contest – all homes need to be decorated by Dec 11<sup>th</sup>; Golf Cart Parade Dec 17<sup>th</sup>. If anyone has any ideas for next year, please send them in to the committee.
  - D. **Welcome** – Lisa reported there have been 19 new families move in to Baynard Park so far in 2022.
  - E. **Communications** – Betty Anton reported in Susan Bonner’s absence. There is currently a Baynard Park Facebook page and a newsletter that goes out on the 15<sup>th</sup> of each month. Thanks to committee chairs for sending in all information!
- VII. **Unfinished Business** – There was no unfinished business to discuss.
- VIII. **New Business**

- A. Ratification of Appendix 5C-1** – Quen Corbett explained that by the owners ratifying Appendix 5C-1, all excess membership income over membership expenses for the year ended December 31, 2021, shall be applied against the subsequent tax year member assessments. *Chris Goodman (127 SMD) made a motion to “ratify Appendix 5C-1.” Bill Cody (40 BBW) seconded the motion. The motion passed without opposition.*
- B. Other** – The floor was open for the homeowner’s forum. The following items were discussed: pruning done on the tree by the guard gate, flowers & pine straw, landscaping enhancements throughout the community, a request for an additional survey of the irrigation system for the ponds; request for a year-end financial review – Dave suggested an audit (recommend every 3 years). Sidewalks should be inspected for trip hazards.
- IX. Adjournment** – There being no further business, *Chris Goodman made a motion to “adjourn the meeting at 6:54pm”.* *Lisa Ryan seconded the motion. The motion passed without opposition.*

### **BOARD RESTRUCTURE**

After the 2022 Annual meeting, the Board restructured as follows:

- A. President - James Rogers
- B. Vice President – Susan Bonner
- C. Secretary – Scott Kody
- D. Treasurer – Tom Sellman
- E. Director - Chris Goodman

**Adjournment** - There being no further business, the meeting adjourned at 7:00 pm.