

WINSLOW BAY OWNERS ASSOCIATION, INC.
MINUTES OF 2010 ANNUAL MEETING OF MEMBERS
7 p.m., Wednesday, December 1, 2010, at the Winslow Bay Clubhouse

Call to Order – Winslow Bay Owners Association Inc., a North Carolina non-profit corporation, Annual Meeting of Members called to order at 3:08 p.m. Board of Director's present was Roy Boone, Stoney Ratliff, and Raif Todd. There were one hundred one (101) members present at the meeting; in person or by proxy.

Proof of Notice and Verification of Quorum

- In accordance with the WBOA By-laws, Article III, Section 5; the requirement of written notice was met.
- In accordance with the WBOA By-laws, Article III, Section 8; a quorum was present.

Report from Commissioner Carney: Improvements to Bluefield and 150 with medians and turn lanes; delayed from 2010, expected to start in the first quarter of 2011.

President's Report: Accomplishments and improvements for 2010: Phase one of lighting improvements to Glencoe have started. Playground repair, Clean-up of park, Thank you to all the volunteers how have served the HOA for this past year.

Treasurer's Report: Dues for 2011 are \$600.00. Compared to other local HOA, the WBHOA dues are lower by 5-15%. Outstanding dues for 2010 total less than 2%, 3 liens have been placed. Reviewed the 2011 Budget. Late fees for 2011 dues are to remain the same, \$50.00 if not paid by March 30th, 2010; additional \$50.00 if not paid by April 30th, 2010. Lien's to be placed if not paid in full by May 1, 2011.

Committee Reports

- Landscape: Discussed improving the field at the front of the community, Mr. Red Arrow offered to help control the fire ants in the spring.
- Clubhouse / Pool –Sand filters need to be recharged, monitor leak in pool. Replaced overhead fans in clubhouse. Problem with Squirrels in attic.

Election of Directors: In the absence of anyone wishing to run for office, Stoney Ratliff was nominated to the Winslow Bay Owners Association Board of Directors for a one year term, stepping down from the position of President to Secretary.

Old Business/New Business: None

Announcement of Election Results: Raif Todd has assumed the position of President, Roy Boone assumes the position of Vice President, Stoney Ratliff assumes the position of Secretary.

Adjournment: There being no further business to come before the meeting, on motion duly made, seconded and adopted, the meeting was adjourned at 7:42 P.M.