

**WINSLOW BAY OWNERS ASSOCIATION, INC.**  
**MINUTES OF 2009 ANNUAL MEETING OF MEMBERS**  
3 p.m., Saturday, December 3, 2009, 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 Ken Carson, Stoney Ratliff, and Raif Todd. There were one hundred four (104) 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:** Coming improvements to Bluefield and 150 with medians and turn lanes; project expected to start in the first quarter of 2010. Town police plan to step up enforcement of the stop signs in the community in the coming months.

**President's Report:** Accomplishments and improvements for 2009: Tennis court repair, Playground repair, Clean-up of park, Pool to meet up to new federal standards and re-gel coating, Acceptance of the new stop signs by the town. Rock landscaping by the clubhouse and dock. Thank you to all the volunteers how have served the HOA for this past year.

**Treasurer's Report:** Dues for 2010 are \$600.00, increased by \$1.00. Compared to other local HOA, the WBHOA dues are lower by 5-15%. Outstanding dues for 2009 total less than 1.5%, 2 liens have been placed. Reviewed the 2010 Budget. Late fees for 2010 dues are to remain the same, \$50.00 if not paid by March 30<sup>th</sup>, 2010; additional \$50.00 if not paid by April 30<sup>th</sup> 2010. Lien's to be placed if not paid in full by May 1, 2010.

**Committee Reports**

- Landscape: Discussed improving the field at the front of the community, John Wilson offered to gather some ideas and quotes to improve the field. Still evaluating the bids to redo the fence.
- Clubhouse / Pool – Pool almost completed to be Federal VGB act. Plan to replace overhead fans in clubhouse.

**Election of Directors:** Roy Boone was nominated to the Winslow Bay Owners Association Board of Directors for a three year term. Ken Carson will be stepping down from the Board after the election. Thank you to Ken for his past and continued service to the community.

**Old Business/New Business:** None

**Announcement of Election Results:** Roy Boone elected to the board, Stoney Ratliff has assumed the position of President, Raif Todd assumes the position of Vice President, Roy Boone 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 3:46 P.M.