

**WINSLOW BAY OWNERS ASSOCIATION, INC.**  
**MINUTES OF 2013 ANNUAL MEETING OF MEMBERS**  
2 p.m., Sunday, January 19, 2014, 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 2:04 p.m. Board of Director's present was Roy Boone and Raif Todd. There were ninety two (92) 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.

**President's Report:** Accomplishments and improvements for 2013: Pool deck was resurfaced with anti-slip surface and colored. Numerous maintenance expenses occurred, such as broken pipe repairs, repainting clubhouse. The association was able to complete budget year and still add to reserves. The Board seeks to continue to add to reserves as the community ages. Thank you to all the volunteers who served the HOA for this past year. Cindy Baubach replaced Charles Toth as Secretary on the Board (Mr. Toth relocated).

**Treasurer's Report:** Collected dues of \$142,380 in 2013, billed 242 members. Dues for 2014 are \$600.00. Compared to other local HOA, the dues are lower by 5-15%. Late fees for 2014 dues are to remain the same, \$50.00 if not paid by March 30th, 2014; additional \$50.00 if not paid by April 30th, 2014.

**Committee Reports**

- Landscape: General appearance is good, desire more attention paid to edging in 2014. Consider ways to make entrance look better – improve sign.
- Clubhouse / Pool: Resurfaced deck, replaced pool pump.
- Playground: Clean, sanded and added new swings to playset, added new mulch.

**Election of Directors:** Cindy Baubach and Gerald Clemen nominated for a three year term. A fourth voting member was added to the board in anticipation of an earlier transition this year to gain experience. Raif Todd nominated for a two year term. Roy Boone nominated for a one year term.

**Old Business/New Business:** None

**Announcement of Election Results:** Raif Todd assumes the position of President, Roy Boone and Cindy Baubach assumes the position of Vice President, Gerald Clemen has assumed 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 2.45 P.M.

\*Roy Boone resigned from the board on April 9, 2014.