

PHOEBE PARK ASSOCIATION, INC.
ANNUAL MEMBERSHIP MEETING MINUTES
MARCH 22, 2023

1. The meeting was called to order at 6:38.
2. A Quorum of members was established. Board members present were Rocco Desanto, Todd Ziegler and Lorie Tellefsen.
3. The reading of the minutes from the Board Meeting of 12/14/22, the Annual Board Meeting of 3/9/22 and the Organizational Board Meeting of 3/9/22 were waived and the minutes approved. A motion to accept the minutes was made by Todd Ziegler and seconded by Rocco Desanto.
4. Approval of following proposals:
 - a. Insurance renewal in the amount of \$8,652.24
 - b. Pressure washing common areas by J&K Pressure Cleaning in the amount of \$735.00
 - c. Approval of DMI to do the street seal coating in the amount of \$11,168.00
 - d. Approval of Crystal to replace the pool filter in the amount of \$2,024.00
 - e. Juniper for valve rebuild in the amount of \$915.00
 - f. Confirm approval of permanent generators as long as proper paperwork is submitted.

A motion to approve the above proposals was made by Todd Ziegler and seconded by Lorie Tellefsen.

5. Treasurer Report: Todd gave a report on the financials and confirmed that we are well funded and in great shape financially.
6. Confirmation of the election results of the new board members was announced by Dennis Parks from Vanguard Management who counted and tallied the ballots. After presenting the results to the present Board, he announced the new Board of Directors going forward which are:

Ellen Chambliss, Melinda Walsh, Bruce Steinke, Kim Pontillo and Todd Ziegler.
7. Annual Membership Meeting was adjourned at 7:15.

Respectfully submitted,

Lorie Tellefsen