

**BAYTOWNE PROPERTY OWNERS' ASSOCIATION, INC.**  
**SPECIAL MEMBERSHIP MEETING**  
**NOVEMBER 29, 2007**

**QUORUM:**

Paula Nielson, Property Manager, verified a quorum was present consisting of ninety members in person or by proxy.

**CALL TO ORDER:**

President Scott Cooper called the meeting to order at 6:15 P.M. Other Board members present were Vice President Bill Wadsworth, Treasurer Allan Mikoff, Secretary Shari Staudt and Director Sandie Spangler.

**PROOF OF NOTICE:**

Paula Nielson provided the Proof of Notice which was posted Tuesday, November 29, 2008 as required by the Florida Statutes.

**MINUTES:**

Bill Wadsworth made a motion to waive the reading and approve the minutes as presented. Allan Mikoff seconded the motion. Motion passed unanimously.

**2008 Budget:**

Scott Cooper presented the items on the agenda for vote. The members were ask to vote for or against adopting the 2008 budget with partial funded reserves, vote for or against adopting the 2008 budget with fully funded reserves and should 2007 surplus be carried over to the 2008 budget.

Shari Staudt spoke to the members stating in her opinion the ballots presented were incorrect. Our documents state there must be 2/3 membership voting in person and by proxy to increase the budget more than 5%. The amount of increase was not on the ballots given to the members present.

Bill Wadsworth related his prior conversation with attorney Joe Cianfrone who indicated everything for the meeting was in order. There were many questions from the floor adding to a lively discussion.

Patricia Wood made a motion to adjourn the meeting until the Board received legal counsel. Member John Fletcher seconded the motion. Motion did not pass with members voting *five for* and *nineteen opposed*.

Following more discussion, member B.J. Horn made a motion to proceed with the meeting, get confirmation in writing from our attorney and if anything relating to the meeting is incorrect the membership will reconvene to vote in the proper manner. The motion was seconded by member Tom Santorielli. Motion passed unanimously.

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Scott Cooper asked everyone in attendance to place their votes.

Bill Wadsworth then made a motion to adjourn the meeting. Member Tom Santorielli amended the motion to state the meeting will be adjourned following the results of the votes. Member Leah Cooper seconded the motion, which passed unanimously.

***TOPICS UP FOR MEMBERSHIP VOTING IN PERSON AND BY PROXY TOING IN PERSON AND BY PROXY;***

**2008 BUDGET WITH PARTIAL FUNDED RESERVES:**

**Vote Tally**      63-FOR      and      21-AGAINST

**2008 BUDGET WITH FULLY FUNDED RESERVES:**

**Vote Tally**      23-FOR      and      60-AGAINST

**ROLL 2007 SURPLUS FUNDS OVER TO 2008 BUDGET:**

**Vote Tally**      77-FOR      and      10-AGAINST

**ADJOURNMENT:**

With no further business before the Board Bill Wadsworth made a motion to adjourn. Sandie Spangler seconded the motion. Motion passed unanimously. The meeting adjourned at 7:40 P.M.I.

Respectfully submitted by,  
Shari Staudt, Secretary