

**MINUTES OF THE HALF MOON BAY MASTER ASSOCIATION
ANNUAL MEMBERS MEETING
FEBRUARY 12, 2025**

THE CLUBHOUSE MEETING WAS CALLED TO ORDER AT 7:00 PM BY LARRY PARKER.

ROLL CALL: PRESENT IN PERSON WERE PROPERTY MANAGER FRANK LONGUS AND DIRECTORS LARRY PARKER, BILL CORRAO, LARRY BECKER, JOHN ZANONI AND JOHN SCEPPA. APPROXIMATELY 38 UNIT OWNERS WERE ATTENDING IN PERSON AND 15 OWNERS PROVIDED A PROXY. PROPERTY MANAGER FRANK LONGUS PERSIDED OVER THE MEETING. HE ANNOUNCED THAT PER THE BYLAWS, 102 OWNERS WERE NEEDED TO ESTABLISH QUORUM, I.E. 1/3 OF 305 CONDO UNITS IN HALF MOON BAY. SINCE A QUORUM WAS NOT ESTABLISHED, THE MEMBERS COULD NOT CONDUCT OFFICIAL BUSINESS. HOWEVER, THE OWNERS IN ATTENDANCE COULD QUESTION THE BOARD OF DIRECTORS AND PROVIDE THEIR OPINIONS ON MATTERS AFFECTING THE MASTER BOARD.

APPROVAL OF MINUTES: LARRY BECKER MOVED FOR THE APPROVAL AND WAIVER OF READING OF THE MINUTES OF THE PREVIOUS YEAR'S OWNERS MEETING HELD ON FEBRUARY 7, 2024. JOHN SCEPPA SECONDED THE MOTION. THE MINUTES WERE APPROVED UNANIMOUSLY (5-0).

MEMBERS DISCUSSION:

JOHN SCEPPA: JOHN RECOGNIZED AND APPLAUDED THE EXTRAORDINARY CONTRIBUTIONS MADE BY CONNIE ZANONI, DAVID GALLOWAY AND JOHN "THE IGUANA MAN" ROMANO TO THE DESIGN AND IMPLEMENTATION OF THE NEW FRONT HEDGE IN EARLY 2024 WHICH EVERYONE ACKNOWLEDGES GREATLY ENHANCED THE CURB APPEAL OF HMB.

HE ALSO RECOGNIZED THE CONTINUING CONTRIBUTIONS MADE BY THE SOCIAL COMMITTEE TO ENHANCE THE SOCIAL LIFE OF HMB WITH SPECIAL EVENTS, WELCOME BACK AND FLY AWAY PARTIES, DJs BY THE POOL, DANCE PARTIES, AND OF COURSE THE WEDNESDAY AND SUNDAY AFTERNOON COOKOUTS.

MARY HORN: MARY THANKED THE BOARD OF DIRECTORS FOR THEIR CONTINUED STEWARDSHIP OF THE MASTER BOARD AND ITS MAINTENANCE AND ENHANCEMENT OF THE COMMON AREAS.

LOIA NIGRO: LOIS QUESTIONED WHY THE PLANTS, ESPECIALLY THE FLOWERS, WERE NOT BEING WATERED AT THE FRONT ENTRANCE. JOHN SCEPPA REPLIED THAT THE MASTER BOARD WAS IN THE PROCESS OF SWITCHING FROM THEIR WELL TO BOYNTON BEACH WATER AUTHORITY FOR WATER IRRIGATION OF PLANTS ON THE LAND GOVERNED BY THE MASTER BOARD AND K.HOVNANIAN CONDO ASSOCIATION. THE MASTER BOARD HAS BEEN ADVISED BY ITS LANDSCAPING VENDOR NOT TO PLANT FLOWERS IN THE FRONT UNTIL THE SWITCH OVER TO

BOYNTON BEACH WATER HAD BEEN FINISHED. THE CURRENT WATER FROM THE WELL CONTAINS IRON AND OTHER CONAMINANTS THAT ARE KILLING THE BUSHED.

LINDA BROOKS: LINDA COMPLAINED ABOUT THE LACK OF LANDSCAPING CLEAN UP AROUND THE POOL AREA. LOTS OF DEAD FOLLAGE AND OTHER DEBRIS. LARRY PARKER REPLIED THAT THE BOARD WOULD FOLLOW UP WITH TOP CUT, THE BOARD'S LANDSCAPING CONTRACTOR TO CLEAN UP THE AREA.

SHEILA MURPHY: SHEILA ALSO POINTED OUT THAT THE PAVERS AROUND THE POOL NEED TO BE PRESSURE WASHED SINCE IT HAD BEEN OVER A YEAR SINCE THEIR LAST CLEANING. LARRY PARKER SAID THAT THE BOARD WOULD TAKE ACTION TO ADDRESS THE ISSUE.

CHERYL LASKI: CHERYL BROUGHT ATTENTION TO THE NEED TO POST PROFESSIONALLY PREPARED SIGNS EVERYWHERE INSTEAD OF HANDWRITTEN NOTES THAT DON'T DO WELL IN THE FLORIDA HUMIDITY AND HEAT. LARRY PARKER SAID THAT THE BOARD WOULD ADDRESS THE ISSUE.

DEBORAH DEVINE: DEBBIE RAILED AT THE FAILURE OF THE BOARD TO ELIMINATE THE IGUANA INVASION OF HMB. THEY ARE EVERYWHERE SHE SAID. LARRY PARKER ACKNOWLEDGED THE PROBLEM AND INFORMED HER THAT THE BOARD HAS BEEN WORKING ON IT, BUT THAT IGUANAS HAVE BEEN HARD TO CORRAL AND ELIMINATE DESPITE NUMEROUS EFFORTS BY THE IGUANA POLICE. NOTWITHSTANDING THE FAILURE TO MAKE SIGNIFICANT INROADS INTO THE IGUANA POPULATION, THE BOARD WOULD CONTINUE TO WORK TO BRING THE IGUANA EXPLOSION UNDER CONTROL.

CONNIE ZANONI: CONNIE REMINDED THE BOARD OF HER REQUEST LAST YEAR TO SET UP A MAINTENANCE COMMITTEE TO MAKE A LIST OF THINGS THAT NEEDED TO BE CLEANED INCLUDING, INTER ALIA, LOOSE PAVERS, DEAD BUSHES, BATHROOMS ETC. LARRY BECKER ECHOED CONNIE'S COMMENTS AND SAID THAT THE BOARD SHOULD AND WOULD BE MORE RESPOSIVE TO ADDRESS THE GENERAL CLEANLYNESS OF THE COMMON AREAS. HE PROMISED THAT THE BOARD WOULD TAKE ACTION ON THESE PROBLEMS AND WOULD PLACE IT ON THEIR NEXT AGENDA.

BETTY BURIAN: BETTY LAMENTED THE ROTTING STRUCTURE OF THE GAZEBO'S AND URGED THE BOARD TO TAKE ACTION TO REPLACE OR REPAIR THEM. LARRY BECKER REPLIED THAT THE BOARD IS AWARE OF THE AGING APPEARANCE OF THE GAZEBO'S AND WILL PUT IT ON THEIR NEXT AGENDA.

MICHAEL: MICHAEL ASKED THE BOARD IF THEY COULD DO ANYTHING ABOUT THE DIRTY CAR POT CEILINGS IN THE PHASES COMPLEX AREA. LARRY PARKER ANSWERED THAT THIS WAS AN ISSUE TO BE ADDRESSED BY THE HALF MOON BAY CONDOMINIUM ASSOCIATION AT THEIR NEXT MEETING.

ELENE MELI: ELENE QUESTIONED WHAT COULD BE DONE TO GET A QUORUM AT THE OWNER'S MEETINGS. LARRY BECKER REPLIED THAT HE IS IN THE PROCESS OF DRAFTING CHANGES TO THE HMB MASTER ASSOCIATION'S BYLAWS AND OTHER DOCUMENTS TO REDUCE THE PERCENTAGE OF OWNERS NEEDED FOR A QUORUM AMONG OTHER THINGS. HOWEVER, ANY CHANGES IN THE ASSOCIATION'S DOCUMENTS WOULD HAVE TO BE APPROVED BY A MAJORITY OF THE BOARD, IT'S ATTORNEY AND FINALLY AT A REGULAR OR SPECIAL MEETING OF THE OWNERS, BY A VOTE OF A MAJORITY OF A QUORUM OF MEMBERS PRESENT IN PERSON OR BY PROXY.

DAVE GALLOWAY: DAVE QUESTIONED WHAT IS THE PURPOSE OF AN OWNER'S MEETING. LARRY BECKER REPLIED THAT THE PURPOSE OF THE ANNUAL MEMBERS MEETING IS TO HEAR REPORTS OF THE OFFICERS, ELECT MEMBER OS THE BOARD AND TRANSACT ANY OTHER BUSINESS AUTHORIAED TO BE TRANSACTED BY THE MEMBERS.

DICK ROONEY: DICK RAISED THE ISSUE OF TRUCKS IN HALF MOON BAY. HE NOTED THAT THE PHASES PROHIBITS TRUCKS BUT MAY APPROVE A 3 DAY PARKING PERMIT. THE K.HOVNANIAN CONDO ASSOCIATION PROHIBITS OVERNIGHT PARKING OF ANY TRUCKS AND FURTHER LIMITS THE TRUCKS TO A MAXIMUM HEIGHT FROM THE PAYMENT OF 1 FOOT

DON BOCCACCIO: DON COMPLAINED ABOUT THE SCUMMY EDGES ON THE POOL GUTTERS. FRANK LONGUS SAID HE WOULD BRING THE MATTER TO THE ATTENTION OF AMERICAN POOL.

TOM HEMENWAY: TOM REMINDED THE BOARD THAT THE PALMS NEEDED TO BE CUT AND THE COCUNUTS REMOVED. FRANK LONGUS SAID THAT THE MAINTENANCE OF THE PALMS IS SCHEDULED.

EVALYN KEY: EVALYN COMPLAINED THAT THE STUCCO ON HER PATIO SUPPORT POST WAS FALLING OFF. LARRY BECKER TOLD HER THAT HE WOULD INSPECT AND BRING THE MATTER UP WITH THE BOARD.

SOMEONE ELSE ALSO REQUESTED THAT THE TURN LINES AT THE FRONT GATE BE REPAINTED AS THEY HAD FADED. FRANK LONGUS REPLIED THAT HE WOULD TAKE CARE OF IT.

ADJOURNMENT – BILL CORRAO MADE A MOTION TO ADJOURN WHICH WAS SECONDED BY LARRY BECKER AND PASSED UNANIMOUSLY AT 10:45 PM.