

Crystal Bay Condominium Association, Inc.
Board Meeting Minutes
January 11, 2024
Approved by the Board February 10, 2024

The meeting was held in the Grand Atrium, C Building, and via Zoom.

Directors in Attendance

Dave Olson, President
Mike Gordon, Treasurer
Dana Mills, Secretary
Denis DeMarino, Director (via Zoom)
James Hebbel, Director

Also Present

~22 owners on Zoom
~23 owners in person

MINUTES OF THE MEETING

Call to Order

Dave Olson called the meeting to order at 6:05 PM. A quorum of the board was established.

Proof of Notice for the Meeting

Meeting notice was posted by Dave Olson on 1/9/24 at 5 PM.

Previous Meeting Minutes

N/A

New Business: Legal Services

Dana Mills made a **motion** to remove Adam Bild as general counsel; motion was seconded. Precise verbiage of motion was "I make a motion to remove Adam Bild as general counsel."

Discussion

Inquiries and comments were taken from the membership. Clarification for the membership was provided as to the primary need for the above motion: conflict of interest re: lawsuits stemming from the recall election.

Among the board members, discussion focused on a possible amendment to the original motion's language.

Dana Mills subsequently made a **motion to amend** the motion above to read "...to remove Adam Bild as sole counsel in instances of conflict of interest (including, but not limited to,

lawsuits stemming from the recall election) and appointing an independent counsel." The amended motion was seconded. There was no further discussion. Four in favor; one abstention. The motion carried.

Dana Mills made a **motion** for Jonathan Ellis to be independent counsel; the motion was seconded. With a quorum of the membership voting in the affirmative (and one abstention), the motion carried.

Precise verbiage of the motion was "After reviewing the Florida board certified condo attorneys, two are available with the balance showing conflict, I am making a motion for Jonathan Ellis as independent counsel."

Old Business: Milestone Inspection

There were no motions made; this was an update for the membership.

Off Agenda Items

Insurance: We have one quote from USI. We will shop the market with our current package to get additional quotes.

Cameras: There is some interest in researching use of cameras at building entrances/exits.

Adjournment

James made a motion to adjourn the meeting; the motion was seconded. All in favor; the meeting adjourned at 7:20 PM.

Respectfully submitted,

A handwritten signature in cursive script that reads "Dana Mills".

Dana Mills
Secretary