**TREMONT AT BAY PARK 1 HOMEOWNERS ASSOC., INC.**

**Turnover Meeting Minutes**

**Wednesday, September 30, 2020 at 6:00 p.m.**

**Holiday Inn Express & Suites Ruskin-Sun City, 226 Teco Road, Ruskin FL 33570**

**Board Members Present:** Mike Lawson, Secretary by Phone

Lauren Parsons, Treasurer

**Also Present:** Lori Dann, w/Artemis Lifestyles

Mike Reed, w/Artemis Lifestyles

 Angela Lynch, LCAM w/Artemis Lifestyles

Nora Church, Community Ambassador w/Artemis Lifestyles

 Maria Elia, Community Ambassador w/Artemis Lifestyles

**Call to Order and Establishment of Quorum:**

The meeting was called to Order at 6:12 p.m. by Mike Reed. A quorum of Directors was established. Mike Reed explained to everyone the process of tonight.

**Proof of Notice and of Meeting:**

The Proof of Notice and Agenda of Meeting was presented verifying that it was delivered to the Directors and mailed to Entire Community on September 10, 2020.

**Approval of Minutes of the Previous Meeting:**

 **Motion:** Mike Lawson made a motion to approve the minutes from last meeting.

Lauren Parsons seconded the motion. Motion passed unanimously by the Board 2-0.

**New Business:**

1. **Appointment of Homeowner Director:**

 **Motion:** Mike Lawson made a motion to appoint Jeff Crespo to the homeowner

 Position on the board. Lauren Parsons seconded the motion. Motion passed

 unanimously by the Board 2-0

Jeff Crespo took his seat for the remainder of the Meeting.

1. **Election of Secretary of the Association:**

 **Motion:** Mike Lawson made a motion to appoint Jeff Crespo as Secretary of the Board.

Lauren Parsons seconded the motion. Motion passed unanimously by the board 3-0.

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1. **Establishment of Reserves (If Necessary):**

None at this time

1. **Turnover of Association Control and Documents to the Association Members:**

Mike Reed Reviewed the turnover list of all items to be turned over to the Association Members. The list was executed for the Developer by Lauren Parsons and accepted on behalf of the Association by Jeff Crespo.

1. **Resignation of Developer Director(s):**

Developer Directors Mike Lawson and Lauren Parson submitted their written notice of resignation from the Board of Directors.

**Adjournment:**

**Motion:** Mike Lawson made a motion to adjourn the meeting at 6:19 p.m. Lauren Parsons seconded the motion. The motion passed unanimously by the Board 3 to 0.

Respectfully Submitted,

Angela Lynch,

Licensed Community Association Manager

**Approved:**

Jeff Crespo, President

Tremont at Bay Park 1 Homeowners Association, Inc.

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