

**PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.
2008 ORGANIZATIONAL MEETING OF THE MEMBERS
JULY 1, 2008**

PRESENT:

Owners
See Sign In Listing

MMC, Inc.
Shawn Lazenby
Hilleary Hatchett

CALL TO ORDER AND ESTABLISH QUORUM:

With quorum being established, the meeting was called to order at 6:00 pm.

The list of members present is attached as Exhibit "A"

PROOF OF NOTICE OF MEETING

Shawn Lazenby of MMC, Inc. presented the Certificate of Mailing. Attached as Exhibit "B".

ELECTION OF DIRECTORS

NOMINATIONS FROM THE FLOOR

With no nominations from the floor, a motion was made, seconded and passed unanimously to close nominations.

CANDIDATE INTRODUCTIONS

Each candidate present introduced themselves to the members. The following candidates were present: Gary S. Sequeira, Debbie Ortiz and Kelly Flanagan.

The following candidates were unable to be present: Patricia Ball, Steve Berger, Jerald Bjork, James Buckley, Crystal Lyne, Sam Robertson, Jacques Triplett and Loren Vaughn.

CAST BALLOTS

The owners completed the ballots and turned them in to MMC to be counted.

HOMEOWNER FORUM

Shawn Lazenby advised the owners that she was finally able to get in touch with a representative for Sunset Bay. She further explained that the representative would be Scott Graves and he had agreed to set up a meeting within one week of the meeting with the Board of Directors. Mrs. Lazenby provided the owners with an update provided by Scott Graves stating that the POA would have a fishing pond with water features and irrigation at the entrance of the community and both items are expected to be completed in late August.

The members discussed the immediate need to obtain insurance for the Association and Board of Directors, review the need to hire a professional management company, lot maintenance responsibility, and various other issues.

ANNOUNCE ELECTION RESULTS

Shawn Lazenby with MMC announced the following candidates were elected to the Board of Directors:

Jerald Bjork, James Buckley, Kelly Flanagan, Debbie Ortiz, and Gary Sequeira

ADJOURNMENT:

A motion was made, seconded and approved unanimously to adjourn the meeting at 6:39 PM.

Approved by:

Date: