

**Minutes for the Annual Meeting of the Members of the  
Banyan Tree of Key West Condominium and Owner's Association, Inc.**

**Held at 10am, December 6<sup>th</sup>, 2016 at the Garden Gazebo**

Amy Lachat Lynch, Chairman Pro Tem and Member at Large, began by acknowledging the Board Members. Joe Cimini, President; Bruce Lacy, Vice President; Jerry Myers, Treasurer; and Jim Jackson, Member at Large, were present via teleconference. Also present were Mehgan Heaps, General Manager and Owners: Molly Stauffer, Joey Webb, Richard Bodner, David Kroger, Annette Kroger, Mickey Bartkowiak, Jim Bartkowiak, Joe Bartkowiak, Edward Dawicki, Rosemary Dawicki, Mark Heidenreich, Sibil Heidenreich, Jamie Damato, Michael Landrum, Brenda Smith, Ed Flynn, Nancy Belli, Donna McGowan and Todd Brown.

Ms. Lachat Lynch began by welcoming those present and asked any owners if there were any proxies they were planning to submit in person. There were eleven (19) additional proxies submitted. Mehgan Heaps tabulated the proxies and reported there were 676 owners present either in person or via proxy. Ms. Lachat Lynch announced the quorum of 295 had been met and called the meeting to order at approximately 10:04am.

Ms. Lachat Lynch stated the Notice and Agenda of this meeting was sent to all owners via USPS on November 16<sup>th</sup>, 2016. Additionally, the Notice and Agenda were posted on The Banyan Resort website, [www.thebanyanresort.com](http://www.thebanyanresort.com), in the Owner section on November 18<sup>th</sup>, 2016. According to Florida Statutes and the Bylaws of the Association, this Notice was to be sent to all owners no greater than thirty (30) days and no less than fourteen (14) days prior to the meeting. As the Notices were placed in the mail twenty-one (21) days prior to the meeting, we were within the guidelines of Florida Law and the Association's Bylaws. Ms. Lachat Lynch entertained a motion to approve the Notice and Agenda and waive any deficiencies. The motion was so moved by Michael Landrum and seconded by Richard Bodner. The motion passed unanimously.

Ms. Lachat Lynch stated a copy of the minutes of the December 1<sup>st</sup>, 2015 Annual Meeting was distributed to the members of the Board and to those members present prior to the meeting. Additionally, the 2015 Annual Meeting Minutes were posted to The Banyan Resort website. Ms. Lachat Lynch motioned to approve the December 1<sup>st</sup>, 2015 Annual Meeting minutes. So moved by Joey Webb and seconded by Michael Landrum. The motion passed unanimously.

Ms. Lachat Lynch stated the Annual Meeting Proxy package contained a budget proposal for 2017 which proposes a Maintenance Assessment of \$763.00 per unit week. Ms. Lachat Lynch also mentioned the \$763.00 Maintenance Assessment does not include the 2016 Real Estate Tax Assessment. Ms. Lachat Lynch then motioned to approve the 2017 Budget as distributed in the Annual Meeting package and approve the Maintenance Assessment of \$763.00/unit week. So moved by David Kroger and seconded by Todd Brown. The motion passed unanimously.

Ms. Lachat Lynch stated there was no New Business of the Association.

Ms. Lachat Lynch reported there were three Board position vacancies and only three candidate applications submitted. Therefore, Joe Cimini, Bruce Lacy and Richard-Kerr Oliver will remain on the Board of Directors of the Banyan Tree Owners' Association.

Ms. Lachat Lynch thanked everyone for attending and motioned to adjourn. So moved by Michael Landrum and seconded by Edward Dawicki. The motion passed unanimously.

The 2016 Annual Meeting adjourned at approximately 10:18am.