

**MINUTES OF SUNSET BAY PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS SPECIAL MEETING**  
Sunday August 7, 2022

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held in person on Sunday August 7, 2022 at 4pm. The meeting was called to order by the newly elected President Matt Ocker and convened at 4:05pm. A quorum was established.

The following were in attendance:

President	Matt Ocker
Vice President	Lori O'Riley
Nikki Bloomer	
Betty Cook	

***Final Board of Directors voting at the Annual Meeting***

Lori O'Riley presented the ballots/votes from the Annual meeting. The tally did not exactly match the ballots but it was clear that Lori O'Riley and Matt Ocker were duly elected 2022 Board of Directors.

Based on nomination and ballots the attendees agreed that Matt Ocker would serve as President and Lori O'Riley would serve as Vice President.

Lori O'Riley being the only remaining elected Board member present at the Annual Meeting on SATURDAY AUGUST 6, 2022 after the 3 resignations noted below, made a motion to postpone the required Board meeting that normally follows the Annual meeting because there was NO quorum. It was acknowledged by multiple POA members attending.

***Verbal resignation of 3 Board members***

The final agenda item at the Annual Sunset Bay Property Owners Association (POA) meeting is the election of 5 Board of Directors, from the members of Sunset Bay POA, to serve during the coming year 2022. This occurred and the following people were elected by vote.

Newly Elected Board of Directors (during the annual meeting) for 2022:

Rick Gonzalez	Resigned following the meeting
Lori O'Riley	
Stacy Thole	Resigned following the meeting
Tim Raub	Resigned following the meeting
Matt Ocker	

Once the final votes were in, the above were declared the Directors for 2022 and meeting was adjourned. The 3 Directors noted above verbally resigned and turned the Board books and 2022 meeting ballots over to Lori O'Riley and left the meeting.

Lori O'Riley was the only elected BOD member at the meeting so the normal meeting that follows was postponed for lack of quorum.

***2021 Board of Directors:***

Debbie Ortiz	President (resigned prior to the meeting for 2022)
Rick Gonzalez	Vice President
Andy Clubb	Vice President at Large (resigned prior to the meeting for 2022)

Nikki Bloomer	Treasurer (resigned prior to the meeting for 2022)
Stacy Thole	Secretary
Tim Raub	Executive Director

**Appointment of new Board of Directors by 2022 BOD**

The Sunset Bay Property Owner Association by-laws require a 5 member Board of Directors. Matt Ocker and Lori O'Riley are currently the only 2 remaining BOD's and made the following appointments, as required in the by-laws, by motion:

Motion to nominate Betty Cook to the BOD was made by Lori O'Riley, 2<sup>nd</sup> by Matt Ocker  
 Motion passed 2-0. Betty Cook will serve as the Secretary

Motion to nominate Lauren Brown to the BOD was made by Betty Cook, 2<sup>nd</sup> by Lori O'Riley  
 Motion passed 3-0. Lauren Brown will serve as Vice President at Large

Motion to nominate Nikki Bloomer to the BOD was made by Lori O'Riley, 2<sup>nd</sup> by Betty Cook  
 Motion passed 3-0. Nikki Bloomer will serve as Treasurer temporarily until a replacement can be determined.

**Newly Elected/Appointed Board of Directors for 2022:**

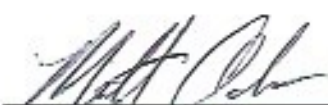
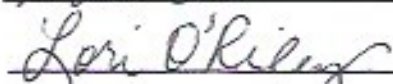
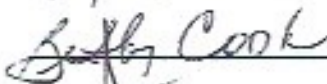

Matt Ocker	President
Lori O'Riley	Vice President
Betty Cook	Secretary
Lauren Brown	Vice President at Large
Nikki Bloomer	Treasurer

**Action items to handle this week**

Write minutes and get BOD signatures of verification  
 Go to the Prosperity Bank and begin signature changes for new BOD  
 Nikki will request email changes to the Sunset Bay email account & ACC email account  
 Betty meeting with Rick Gonzalez Tuesday 8/9/22 at 10am to transition records for Vice President, President and Treasurer which is in his possession and will make a list of pending action items for repair and maintenance within SSB.  
 Lori has requested that Stacy complete and forward the Annual meeting minutes from 8/6/2022 and that she transition all Secretary Records for Sunset Bay to Betty Cook.

**Future Action items:**

Setup meeting in September for the BOD  
 Discussion of rental property in SSB  
 Requirements for the ACC committee

Matt Ocker, Sunset Bay POA President		Date 08/09/22
Lori O'Riley, Sunset Bay POA Vice President		Date 08/09/22
Betty Cook, Sunset Bay POA Secretary		Date 8/9/22
Nikki Bloomer, Sunset Bay POA Treasurer		Date 8/11/22