

Deer Island Homeowners Association  
Annual Meeting – Thursday, October 17, 2024  
Minutes

Maureen Melvold called the meeting to order at 6:04 p.m. A Quorum was established, with members in attendance and 105 proxies.

Notice of the meeting was the mailing, the posting on the bulletin board and an email blast to the membership.

Shawn Rader motioned, Cindy Capsane seconded to approve November 16, 2023, annual minutes as written, all in favor, the 2023 annual meeting minutes were approved by a majority of the members.

Maureen Melvold thanked the Election Committee and Valerie Duffek for the outstanding job with the electronic voting.

The meeting was recessed for Ballot counting by Tina Reid, Joy Glenn, Valerie Duffek, and Cynthia Blankenship along with Bonnie Gonzalez, the membership held an open discussion during the counting. Bonnie Gonzalez tallied up the results. Valerie Duffek announced that Tedd Snyder and Ken Fowle have been voted into the Board of Directors for a three (3) year term.

Maureen Melvold appointed Tina Reid, Joy Glenn, Valerie Duffek, and Cynthia Blankenship to the nominating committee for 2025.

Valerie Duffek reported on issues as to how Election Buddy went. She thanked everyone who used the new voting system. She said there were 83 of 260 ballots or 32% voters using the electronic voting system. She had 49 email responses to the memos and letters that went out asking for volunteers to use it, so her expectations were exceeded. She thanked all the testers that did the test voting for her prior to the live voting and gave her some very valuable information as how it went for them. She thanked Eric Jansen for finding such an easy to administer platform.

Some of the issues encountered were as follows:

“We had 5 emails kicked back as undeliverable. In checking the emails, they were correct according to what I had as well as what I had gotten from Sentry Management. So I am not sure why they did not go through. We had one homeowner reach out to Maureen Melvold letting her know they did not receive anything. She should have gotten at least one (she did find it). I was unaware they had two (2) properties, so I had another one sent. Same for a few others that have several properties. Having good used email addresses are the key. I’ll work with Bonnie to see what can be done to update them. Some email addresses were also old and owners didn’t use them anymore, so ballots went there, I had to do some corrections.

Also, knowing how many properties some owners have so they got a ballot for each of them was critical. With Hurricane Milton taking out my internet, I was not able to communicate with whom I needed to. So, I had to go with what I had without getting some clarifications. Other than that, I think for a new way of voting it went well at least from my end. The biggest issue was not having updated email addresses and or missing ones. My suggestion is to get them all updated with Bonnie so next time she exports information for the voting it’s more accurate information. I know several of us have two (2) or more email addresses, so also remembering what one is listed with Bonnie will help in locating the election Buddy ballots for future electronic voting.”

Notes taken from emails:

One person noted that the electronic format does not allow for a write-in candidate, it only allows you to abstain from voting. Why? Yes, it can be done for any future electronic voting ballots. Concerns about tampering, double voting and confidentiality.

Valerie Duffek stated that she was sorry if some homeowners did not want to use the system, She gets it and some are upset with getting the emails. Valerie again stated that with Hurricane Milton messing things up we had plans in place to let everyone know that emails would be being sent to everyone but was not able to follow through with them. We also tried very hard to make sure homeowners had information in writing by the residence newsletter that Valerie produces as well as Bonnie adding it to her mailings. The paper ballots were and will be still available to mail in, do proxies and or bring to the meeting.

Shawn Rader motioned seconded by Valerie Duffek to adjourn the meeting all in favor, the annual meeting was adjourned at 6:30 p.m.

**Deer Island Homeowners Association  
Organizational Meeting  
October 17, 2024  
Minutes**

A meeting was called to order at 6:30 p.m. and positions were appointed to the new board members:

- |                 |                |
|-----------------|----------------|
| Maureen Melvold | President      |
| Eric Jansen     | Vice President |
| Tina Reid       | Secretary      |
| Tedd Snyder     | Treasurer      |
| Ken Fowle       | Director       |

Maureen Melvold made a motion to adjourn the meeting, seconded by Tedd Snyder, all in favor, the meeting was adjourned at 6:34 p.m.

Valerie Duffek Valerie Duffek  
Secretary

12/04/2025

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Date