## Meeting Minutes - 12/03/2024 - Annual/Board

Date/Time: Tuesday, December 3rd, 2024 at 6:30 PM ET

Location: Publix
In Attendance:

• Board Members: James Gamble (President), Dan Davis (Vice-President), Drew Holt (Treasurer), Neal Milton (At Large)

• Property Manager: Magda Hatka, Ameri-Tech Community Management

Meeting Convened: 6:39 PM ET

## **Budget Meeting Agenda**

- · Certify Quorum of the Board and Membership Certified
- · Vote to Roll Over Excess Funds Vote Passes There were no excess funds to roll over.
- Vote to Waive Financial Reporting Vote Passes Unable to waive next year.
- Vote to Waive Fully Funding the Reserves Vote Passes We will be mostly funding all reserve accounts in the 2025 year. The roof reserve account will only be partially funded with the rest of the accounts being fully funded.
- Board Approval of 2025 Annual Budget Vote Passes
  - The board of directors reviewed each budget account line by line and explained what they represented to the homeowners present.
  - · An overview of the difference between operational accounts and reserve accounts was presented.
  - The budget increase was due to mandatory funding requirements of reserve accounts based on the most recent reserve study. The board has not fully funded the reserves in the last few years to prevent an even larger increase in annual assessments than the flood insurance requirement increase in 2022.
  - New services added: Pest spraying of all common areas (mosquitos, gnats, etc), and perimeter spraying around each building—services provided by Truly Nolan.
  - New pond maintenance vendor.
  - Potentially moving from Waste Management to Republic for garbage service.
- Adjournment 7:56 PM ET

## **Annual Meeting Agenda**

- Call to Order 7:57 PM ET
- Appoint Chairperson of the Meeting James Gamble
- Proof of Notice of the Meeting Provided by Magda
- Certifying of Proxis & Established Quorum Provided by Magda Established
- · Read or Waive Minutes of the Last Members' Meeting Waived Minutes have been posted for several months.
- Election of Directors Election not necessary because all spots were filled by willing participants, and we had no contention among available positions.
  - Call for Candidate Nominations from the Floor Cindy, Maggie, Jeannine
    - James spent some time listing each officer's position, what they're responsible for, and the general time commitment involved.
  - Introduction of Candidates
  - Close of Nominations
  - Board Appointed

- New Business
  - o Open Forum
    - One unit was reported as having excessive trash/bugs on the back patio.
  - Announcement & Seating of New Board
    - Dan Davis President
    - Cindy Hvizdak Vice President
    - James Gamble Secretary
    - Jeannine Malay Treasurer
    - Neal Milton Director
    - Drew Holt Director
    - Maggie Kane Director
- Adjournment 8:14 PM ET

Meeting Adjourned: 8:14 PM ET

**Minutes Composed By:** James Gamble