**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF**

**THE LAS PALMAS CONDOMINIUM OWNERS’ ASSOCIATION, INC.**

**HELD ON MAY 14, 2024**

 On May 14, 2024, the Board of Directors of the Las Palmas Condominium Owners’ Association, Inc. (the “LPCOA” or the “HOA”) met by conference call pursuant to a duly called meeting (the “Meeting”). The following Board members were present at the Meeting: P Jan Roberts, VP David Greenblatt, D Dan Kuen, and D Timothy Crumpton; ST Porter was unable to attend the meeting due to a scheduling conflict.

 P Roberts called the meeting to order and noted that a quorum was present and therefore the Board could conduct business at the meeting. P Roberts requested VP Greenblatt to act as Secretary of the Meeting, and he agreed to do so.

 VP Greenblatt then discussed with the Board the contents of a letter submitted by Natalie Miller, co-owner of Unit 226, who objected to the method employed by the Board to compute monthly dues and the insurance assessment owed by the owners of units in the Las Palmas Condominium for calendar year 2024. VP Greenblatt then noted to the Board members that he had discussed, in a privileged and confidential discussion, the issues raised by Miss Miller with the HOA’s legal counsel (Craven & Perry, PLLC) after receipt of Miss Miller’s letter and that he reported back to the Board the results of that discussion at the Meeting.

 Taking into account the letter from Miss Miller and the advice and recommendations of the HOA’s legal counsel, the Board then discussed various options regarding the state of the dues and the insurance assessment for calendar year 2024, both previously approved by the Board at a meeting earlier in the year and by the owners at the Annual Owners’ Meeting held on January 20, 2024. The Board also discussed the mechanics of making any adjustments in the dues and assessment and the timing of any such adjustments.

 Because he had an interest in the outcome of the decision of the Board and would be affected adversely by the adjustments being discussed by the Board at the meeting, D Crumpton did not participate in the discussion during the meeting or in the vote.

 Upon motion duly made and seconded, the Board voted unanimously (with D Crumpton abstaining) to approve the adjustment of monthly dues and the re-allocation of the insurance assessment for calendar year 2024 so that the amount owed by each unit owner would be in proportion to his, her, or their Ownership Interests in the Common Areas (as such terms are defined in the Declaration of Condominium of the LPCOA).

 The Board deferred to a later meeting of the Board the issue of the timing of collecting additional amounts owed by Units 112, 113, 212, and 213 pertaining to the insurance assessment.

 There being no further business for the Board to conduct at the Meeting, upon motion duly made and seconded, the President adjourned the Meeting with the approval of the Board.

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 David A. Greenblatt

 Secretary of the Meeting

APPROVED:

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Jan L. Roberts

Board President