All,

Here are the meeting minutes for the annual meeting.

The attendees were:

Dennis and Sherry 203 A
Tony 203 B
Darryl and Jill 203 E
Kathy 203 F
Trevor 201 A (Proxy for Karen 201 B)
Paul 201 C
Tracy 201 E
Cindy 201 F

The current board proposed hiring an HOA Property Management Firm. The HOA majority (all members in attendance) agreed to this motion. A statement of work will be finalized, three quotes will be requested, analyzed and a recommendation on a firm will be provided by the HOA to vote on. In addition, a lawyer will review licensing and insurance requirements to perform property management in the state of Florida.

The finances were reviewed. The lawn cut service was questioned at $9000 and will be investigated. The finances also had line items of TBDs for pest control and sprinkler systems.These items for the 2022/2023 budget will be finalized and entered. In addition, any attorney costs will be added as a line item for 2023.

The Airbnb rules were discussed. Multiple HOA members questioned if the latest version of bi-laws we are reviewing are legally filed. The HOA board will investigate the filing of the bi-laws with the city to determine the minimum vacation rental stay to determine if the legally filed bi-laws restrict or allow shorter than three-month stays. If the bi-laws are found not to restrict, the HOA majority voted (all members in attendance) to impose a three-month minimum rental. A lawyer will be hired to implement this ruling.

There were a few owners who were late on due payments. The board will be reaching out directly to clear up these payments.

Future Work Projects were discussed. They were determined to be:

-Garage Sealing on leaking units
-Door Painting- All units w
-Light Fixture Painting on the common grounds

-Trim painting under 201 A Window
-Mailboxes will be replaced and standardized

Finally elections were held. These are the new officers:

President- Darryl
Vice President- Tony
Secretary- Jill
Treasurer- Paul

Let me know if you have any questions,

Tony