

PEPPERTREE EAST CONDOMINIUM ASSOCIATION, INC.
MINUTES OF MARCH 15, 2023 – 6:00 PM
ANNUAL MEETING OF THE MEMBERS AND ELECTION OF DIRECTORS

President Tony Spagnolia called the meeting to order March 15, 2023 at 6:05 p.m. at the garage of Unit 203, and via GoToMeeting teleconference

Present:

Tony Spagnolia	President
Trevor Wry	Vice President
Paul Cook	Treasurer
Shelley Houghtby	Property Manager, Bella Vita Property Management
Jessica Kidd	Administrative Assistant, Bella Vita Property Management

Establish Quorum: Proper notice of the meeting and the presence of a quorum were verified by Shelley Houghtby, Property Manager, Bella Vita Property Management. There were a total of 8 unit owners present either in proxy or in person.

Vote to waive reading of the previous Annual Meeting minutes: A motion was made by Tony Spagnolia, seconded by Trevor Wry, and unanimously carried to waive reading of the previous Annual Meeting minutes and approved as presented.

Board Member/Committee Reports: None

Election of the Board of Directors: There was no election of the Board, as only four (4) candidates submitted their intent to serve. Those Candidates were Paul Cook, Cindy Mitchell, Tony Spagnolia, and Trevor Wry. Appointment of Officers would be held at the Organizational Meeting.

Tony Spagnolia went over some rules as follows: Per the Florida Statutes and By-laws, only titled owners may be your proxy, or fill out a proxy. Non-owners may still attend meetings and speak at the Open Forum at the end of the Meetings. If the non-owner becomes disruptive, they be removed from the meeting.

Only one person may serve from each unit on the Board a time as you cannot have two members from the same unit.

If there is any item a unit owner would like to bring up at a meeting, they must submit their request in writing in ample time for the Board to review, and if a unit owner vote is needed.

The Condo Association will no longer be collecting funds for trash removal.

If a unit owners wishes to volunteer, a waiver of liability would need to be signed.

The Adoption of the 2023 Budget was approved on March 1, 2023. The 2023 Budget was increased to \$600 per month to fund a contingency fund, in light of unforeseen emergency repairs.

Tony Spagnolia mentioned the Board is very happy with the transition to Bella Vita Property Management. The accounting, legal, noticing meetings, voting and knowledge of the Florida Statues. The Board would like to have monthly inspections of the property, and have unit owners contact Bella Vita for any questions, or concerns.

Tony Spagnolia stated in 2022 the Board accomplished the following:

- Irrigation pump repaired
- Repaired damaged sprinkler heard
- Relocated the heads off 6th Avenue to prevent consistent car damage

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- 5 moles were eliminated
- Sod behind 203 F finally took after third attempt – need to monitor
- After the hurricane, the fence was repaired, 201 leaks were completed and shingles replaced on 201 and 203
- The floodlight was replaced in front of 201 garages

In 2023, Tony Spagnolia stated the Board hopes to complete the following:

- Complete an insurance appraisal
- Obtain alternate quotes if necessary for insurance coverage
- Obtaining financing information for new roofs and proposals
- Considering the purchase of small landscape equipment
- Replacement of additional sod
- Review mulch vs. Coquina around the units
- Palm Tree Trimming
- Address the weeds
- Obtain quotes for exterior stucco and other minor repairs

Adjournment: On motion by Tony Spagnolia, seconded by Paul Cook, and unanimously carried the Annual Meeting of the Members and Election of Directors was adjourned at 7:09 p.m. The Organizational Meeting immediately followed.

ORGANIZATION MEETING OF THE BOARD OF DIRECTORS

The organizational meeting of the Board of Directors was called to order at 7:10 p.m.

Trevor Wry motioned, Cindy Mitchell seconded, and unanimously carried to nominate Tony Spagnolia as President

Tony Spagnolia motioned, Cindy Mitchell seconded, and unanimously carried to nominate Trevor Wry as Vice President

Tony Spagnolia motioned, Cindy Mitchell seconded, and unanimously carried to nominate Paul Cook as Treasurer

Tony Spagnolia motioned, Trevor Wry seconded, and unanimously carried to nominate Cindy Mitchell as Director.

There being no further business, the meeting was adjourned at 7:11 a.m.

Respectfully submitted,



Shelley G. Houghtby, LCAM
On Behalf of the Board of Directors