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### Special Meeting Minutes

On Thursday, June 12 2025, The Board of Directors held a special meeting by way of Zoom.

Present were; Anthony Garczinski, President; Robert Janelli, Vice President; Leroy Petrick, Treasurer; David Gray, Secretary; Thomas Prychitka, Director and Paul Read, Manager.

Anthony Garczinski called the meeting to order at 2:04pm.

Mr. Garczinski formally stated that the notice of special meeting was properly made through postings on property, through the group page on Facebook and on our website. As this was a special meeting, there would be no discussion from the floor.

First order of business; Special assessment. Mr. Garczinski handed the meeting to Leroy Petrick to give the treasurer's report on what the assessment would cover and why the board felt it necessary to impose.

Mr. Petrick reminded all that the initial topic of an assessment was raised in the owner's meeting in February 2025. It has been determined that the resort will finish 2025 with a deficit and no funds to draw from. The resort is two and one half months short in operations funds as well as issues with the IRS and the Florida Department of Revenue. Mr. Petrick also pointed to the issue of Budget mis-calculations for the past three years. The resort has hired an accountant and a bookkeeper temporarily to help get through the tax issues. Dept of Revenue should be resolved Tuesday 6/17/2025. Estimated to need \$153,000. Out of 1020 unit/weeks 641 are counted on to pay. Currently, there are 36 delinquencies. The resort's operational costs are estimated to be \$30,000 per month excluding annual payments.

David Gray suggested raising the assessment from the estimated \$240 and Mr. Petrick also stated the annual Maintenance fees may have to rise to \$1000. Mr. Garczinski mentioned that looking at the numbers, the resort is in "lock step" with inflation (fees and charges). Unplanned repairs to the elevator, a handful of hvac units, dock and pool repairs also contributed. Most of upcoming dock repairs to be paid out of the reserves account. Mr. Petrick also stated that last years \$60,000 short fall was covered by the Special Projects account.

Mr. Garczinski asked for a motion that would address the assessment, along with a time frame to send and pay. Bob Janelli motioned to have the assessment amount to be \$300 per unit week, explanation letter to go out now and assessment invoice to go out by the end of the month with a due date of August 1, 2025. Motion approved by all board members. Dock and maintenance issues to be discussed at the next BOD meeting

Mr. Gray asked about the status of the piling replacement project and Manager stated we are awaiting confirmation from the contractor on a start date.

Motion to adjourn was presented by Mr. Graczinski and unanimously passed.

Meeting was adjourned at 2:50pm.