

Boca Lakes Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Thursday, March 26, 2026

Time: 4:30 PM

Location: Boca Lakes Clubhouse

Call to Order

The meeting was called to order at 4:30 PM.

Roll Call / Establishment of Quorum

Board Members Present:

- Patricia Chapman
- Norma Trevino
- Luann Biancardi
- Toni Murphy
- Sue Longtin
- Lorenzo Fabiano

A quorum of the Board was established.

Also Present:

Phoenix Management: Amy Shimkoski

Rosenbaum PLLC: Steve Braten, Catie Phillips, Constantina Mirabale

Proof of Notice

Proof of Notice was confirmed via Affidavit of Notice.

Approval of Prior Meeting Minutes

Luann Biancardi made a motion to waive the reading of the meeting minutes and approve them as presented. The motion was seconded and carried unanimously.

Management Report

Amy Shimkoski deferred the Management Report to the second meeting held immediately following this meeting.

Business

Electronic Voting and Notice Resolution:

Sue Longtin made a motion to approve a resolution authorizing electronic voting and notice for Association meetings and elections, seconded by Lorenzo Fabiano. The motion passed unanimously.

Video Conference Meeting Protocols:

Luann Biancardi made a motion to approve a resolution implementing protocols for video conference Board and Member meetings, seconded by Lorenzo Fabiano. The motion passed unanimously.

Adjournment

The meeting adjourned at 4:51 PM.

Respectfully submitted,

Amy Shimkoski, LCAM

On Behalf of:

Boca Lakes Condominium Association, Inc.

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Board of Directors Meeting Minutes

Date: Thursday, March 26, 2026

Time: 4:30 PM

Location: Boca Lakes Clubhouse

Call to Order

The meeting was called to order at 4:52 PM.

Roll Call / Establishment of Quorum

Board Members Present:

- Patricia Chapman
- Norma Trevino
- Luann Biancardi
- Toni Murphy
- Sue Longtin
- Lorenzo Fabiano

A quorum of the Board was established.

Also Present:

Phoenix Management: Amy Shimkoski

Rosenbaum PLLC: Steve Braten, Catie Phillips, Constantina Mirabale

Proof of Notice

Proof of Notice was confirmed via Affidavit of Notice.

Management Report

Amy Shimkoski provided members with updates on office staff, office hours, irrigation, landscaping and other community issues that have been reported –street lighting.

Steve Braten and Constantina Mirabale provided an update on current legal challenges of Boca Lakes, past and present.

Business

Appointment of Director: Pat Chapman made a motion to appoint Marsha Soroka as director, seconded by Sue Longtin – passed unanimously.

Luann Biancard made a motion to approve authorizing the purchase of the owl system

other equipment to ensure zoom meetings can be held upto \$2,400, seconded by Norma Trevino. Passed unanimously.

Electronic Voting Contract:

Sue Longtin made a motion to approve IBA as the electronic voting service, seconded by Pat Chapman. Passed unanimously.

Landscaping/Landscaping Contract: Luann Biancardi made a motion to table this item, seconded by Norma Trevino. Passed unanimously.

The meeting adjourned at 5:45 PM.

Respectfully submitted,

Amy Shimkoski, LCAM

On Behalf of:

Boca Lakes Condominium Association, Inc.