

Duval Square Condominium Association

Annual Organizational Meeting

February 20th, 2021

Key West Marriott and via ZOOM

A quorum was established with 3 owners present, 16 participating via ZOOM and 3 proxies.

David Rogel, the Association's attorney, was also present.

The Meeting was called to order at 15.40.

Proof of Notice of Meeting was established.

NEW BUSINESS

2021 Board of Directors...as of the January 11th, 2021 cut-off date, written notices of "Intent to Run" had been received from four (4) owners, namely...Bob Cardenas (Commercial), Adrienne Curran (Commercial), John Gadonniex Jr. (Residential) and Ian Smith (Residential) with all subsequently taking their seats on the 2021 Board uncontested.

All four (4) Board Members asked Dawn Thornburgh if she would be willing to fill the vacant Member-at-Large seat and she agreed.

ELECTION of OFFICERS

President...Ian Smith
Vice President...John Gadonniex Jr
Secretary...Bob Cardenas
Treasurer...Ian Smith

ESTOPPEL CERTIFICATE

The Board voted unanimously to approve the new Form Estoppel Certificate with a \$250 fee for preparation.

PREFERRED PROPERTIES SERVICE AGREEMENT

The Board voted unanimously to engage Preferred Properties to provide property management services to the Association.

SALE OF R10 and R21...approved unanimously.

Date of next Board Meeting...February 28th, 2021 at 1pm ET.

The Meeting was adjourned at 16.20.