

Studio Villas II Association, Inc.
(dba Legend Villas)

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Meeting of the Board of Directors
June 15, 2026

The meeting of the Board of Directors was held at 5:00 p.m. in the BPCA conference room and by Zoom videoconference. The Board member physically present was Graham Clarke. Board members present by Zoom videoconference were Barry Parker and Patrick Hughes. Absent was Bill Neketis. Also physically present were owner John Conrad and Martha Middleton, recording.

1. The meeting was called to order and a quorum established.
2. The Board reviewed the minutes from the March 10, 2026, and April 28, 2026, meetings. It was moved by Barry Parker, seconded by Patrick Hughes and carried unanimously to accept the minutes as presented..
3. Financial Report. Martha Middleton reported on cash flow, accounts receivable, and current operating balances. Discussion included delinquent accounts received, collection procedures for owners more than one quarter in arrears, and referral of delinquent accounts to association counsel for collection action.
4. President's Report. Mr. Clarke reported on:
 - No update on the hurricane preparedness plan
 - Status of prior special assessment expenditures.
 - Remaining repair projects funded by the prior special assessment.
 - An unanticipated insurance company required repair expense totaling approximately \$11,425.00
 - Preliminary indications that the Association's insurance premium may decrease approximately 20%, pending final confirmation.
 - Billfish Tournament preparations and coordination with Bay Point Community Association (BPCA).
5. Old Business
 - a. Board Vacancy Appointment. The Board reviewed a complaint previously raised concerning prospective board member John Conrad. Barry Parker reported the results of his inquiry and concluded the matter involved conflicting accounts between neighbors and did not warrant further action. Mr. Clarke passed the gavel to Mr. Parker and moved that John Conrad be appointed to fill the vacant Board position. Mr. Hughes seconded the motion. Discussion included Mr. Conrad's construction experience, qualifications, and willingness to serve. The motion carried unanimously and Mr. Conrad was appointed to the Board of Directors and assumed his position.
 - b. Board Certification Requirements. The Board discussed statutory board certification requirements. Mr. Conrad was advised he would need to complete the required certification and legal update courses.

- c. Roof and Flat Roof Evaluation Planning. The Board discussed long-term planning for sloped roof shingle replacement, flat roof reconstruction, engineering evaluations and future reserve planning and potential use of construction expertise during future project review. No formal action was taken.
6. New Business
- a. Repair Project Status. The Board reviewed remaining repair projects expected to be funded with the remaining funds from the prior special assessment which is about \$10,000.00. Projects include deck and siding repairs, pressure washing, parking lot maintenance and cosmetic painting and related improvements. No formal action was taken.
 - b. Special Assessment for Emergency Insurance-Required Repair. The Board discussed an unanticipated repair expense required by the insurance carrier totaling approximately \$11,425.00. Mr. Clarke moved to levy a special assessment of \$320.00 per unit to fund the emergency insurance company required repair expense. Mr. Hughes seconded the motion. Discussion included whether reserve funds could be used and the Association's need to maintain adequate operating funds. The motion carried unanimously and the special assessment of \$320.00 per unit was approved. The assessment will be billed separately from regular quarterly assessments.
 - c. Website Financial Disclosure and Transparency. The Board discussed adding language to the Association website regarding future anticipated capital repair needs, deferred maintenance concerns, transparency for prospective purchasers, disclosure of dual-association obligations (Legend Villas and BPCA). The Board members supported enhanced transparency, and management was directed to post revised disclosure language on the website, subject to future revisions if needed.
 - d. Reimbursement of Required Board Training Expenses. Mr. Clarke moved that the Association reimburse Board members for required Florida condominium board certification and legal update training expenses upon request, Mr. Parker seconded the motion which passed unanimously.
 - e. Emergency Rule Regarding Electrical and Plumbing Modifications. The Board discussed concerns regarding unapproved electrical and plumbing work being performed within units. Mr. Clarke moved, Mr. Hughes seconded and the motion carried unanimously to adopt an emergency rule requiring prior written Association approval for electrical and plumbing alterations, modifications, additions, repairs, or changes affecting a unit, except for routine fixture or appliance replacement as specified in the rule.
 - f. Billfish Tournament Parking Passes. The Board discussed distribution of parking passes and owner communications for the upcoming Billfish Tournament. Management will notify owners and distribute passes prior to the event.
 - g. Owner and Board Comments. Discussion included building maintenance concerns, courtyard drainage and algae issues near Building One, long-term roof replacement planning and comparative rebuilding efforts at neighboring condominium associations. No formal action was taken.

With no further business to come before the Board, it was moved by Barry Parker, seconded by Patrick Hughes and carried unanimously to adjourn the meeting at 7:00 p.m.

Respectfully submitted,

(Mrs.) Martha A. Middleton
Recording Secretary