

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

Minutes from February 22, 2025 at 9:30 AM

1. Roll Call:

President- John Paul, Vice President- David, Treasurer- Darren, Secretary- Monica

Office- Juliana, CAM- Angelina

2. Establish Quorum: yes-4 of 4 Board Members attending.

3. Approval of past minutes held on December 10, 2024: yes- JP 1<sup>st</sup>, Darren 2<sup>nd</sup>, all agree.

4. Business:

- a. Old Business/Review: 2024 budget was on target. Reserve catchup ongoing. Reserve Study and SARS study completed. Passed Building Recertification.
- b. Budget: discussed proposed 2025 budget. Approve Motion-Darren 1<sup>st</sup>, JP 2<sup>nd</sup>, all in consensus. Approved 2025 Budget.
- c. Unfinished Business: Doors still need to be done, and the money is available.
- d. New Business: elevator
- e. Miscellaneous Business: Building next door being redone. Keep track of violations of renters which may affect lease renewals. Incident reports can be written by owners to be turned into the Board.

5. Adjournment: JP 1<sup>st</sup>, David 2<sup>nd</sup>. All agree-10:20 am.