

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Minutes from March 21, 2026 at 9:00 AM

1. Roll Call and Quorum Determination: President-John Paul, Vice President- David, Treasurer-Darren, Secretary-Monica, Office-Juliana, CAM-Angelina.
Establish Quorum: yes- 4 of 4 members attending.
2. Proof of Notice of Meeting or Waiver of Notice: yes- meeting notices distributed and posted as required
3. Reading of Minutes of Prior Meeting: Approval of past minutes held on February 14, 2026, yes-Darren 1st, David 2nd, all agree
4. Officers' Report: Elevator is an ongoing project. Companies are coming together to finish what is left including wiring for the phone and camera.
5. Committee Reports: None
6. Unfinished Business: Elevator- Estimated 2 more weeks of work and then inspections should begin.
7. New Business:
 - a. Citizens Insurance is requesting another inspection of the roof. They will be contacted this week.
 - b. Roof proposals: Board is leaning towards option 1 with Best Roofing. There will be a 10% contingency added.
 - c. If the Roof proposal is accepted and a deposit is required, David will sign the first deposit check with Darren. Darren 1st, JP 2nd, all yes.
 - d. David and Darren will sign all checks for bills through March 2026. Darren 1st, JP 2nd, all yes.
 - e. New signature cards must be signed if a new Board is approved.
 - f. Board plans to borrow funds from the roof to the operating budget to give a deposit to Best Roofing, then reimburse the funds when the special assessment payments are collected. Darren 1st, JP 2nd, all yes.
 - g. Board will use the funds leftover from the previous special assessment balance towards the janitor closets for sinks and other repairs. Darren 1st, Monica 2nd, all yes.
8. Adjournment: David 1st, Darren 2nd, all agree.