

LAKE BEACH CLUB CONDOMINIUM ASSOCIATION

ORGANIZATIONAL MEETING

Minutes from March 21, 2026

1. Certifying quorum – Call to Order: 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. New Business:
 - a. Elect Officers: President- Marcia Zikowski, Vice President- Lyanmarie Ruiz, Treasurer- Darren Sherlans., Secretary- Nahid Shahry Secretary.
 - i. Vesta Property Services Inc. will be hired as the Management Company. There is a \$1,500 sign-up fee and a 60 day opt out. They will provide a variety of services such as owner portals, online payments, handyman staff, a CAM, a property manager on site twice a month, send out notices, and take minutes. They will need about a month to transition. Darren 1st, Marcia 2nd, all yes.
 - ii. There are state law changes to Reserves. Becker prefers a Pool Reserve. We will be fully funding the reserves to the Reserve Study. Darren 1st, Marcia 2nd, all yes.
 - b. Consider and Adopt Budget for 2026 Fiscal Year: Budget of \$382,656.67 approved with increased dues, partially due to funding the reserves. Darren 1st, Marcia 2nd, all yes.
 - i. Owners will send in one check for the difference of the 1st quarter and one check for the newly adopted 2nd quarter due by April 1, 2026.
4. Adjournment: Darren 1st, Marcia 2nd, all yes.