

ESTERO PALMS HOMEOWNERS ASSOCIATION. INC

A Corporation Not-For-Profit
c/o K.E. Ledgers & Associates

Approved minutes of the Board of Directors Meeting – Saturday, July 26, 2025

1. Call to Order

The meeting was called to order by Kerry Johnson at 10:00 am

2. Establish a Quorum

A quorum of Michael Armstrong, Douglas Eberg and Michael Spino were present, Beth Ann Tuyls was absent. Also present was Kerry Johnson with K. E. Ledgers & Associates and no Owners were present.

3. Proof of Notice

Notice was posted and mailed in accordance with the Association's Bylaws and Florida Statute.

4. New Business

a. ARC Request –Adams

Motion: Michael Spino made a motion to deny the ARC Request from Mr. & Mrs. Adams as it is against Section 9 of the Association Documents. The motion was **SECONDED** by Douglas Ekberg. The request was denied with a vote: 2 to 1. Michael Armstrong opposed.

b. ARC Request - Locke

Motion: Michael Spino made a motion to deny ARC Request from Mr. & Mrs. Locke as it is against Section 7.1 of the Association Documents. The motion was **SECONDED** by Douglas Ekberg. The request was denied with a vote: 2 to 1. Michael Armstrong opposed.

5. Adjournment

With no other business to discuss, the meeting adjourned at 10:16 am

Respectfully Submitted,
Kerry Johnson, LCAM