

ESTERO PALMS HOMEOWNERS ASSOCIATION. INC

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

Approved minutes of the Board of Directors Meeting – Wednesday, August 6, 2025

1. Call to Order

The meeting was called to order by Bethann Tuyls at 5:33 pm

2. Establish a Quorum

A quorum of Michael Armstrong, Douglas Eberg, Michael Spino and Bethann Tuyls were present. Also present was Kerry Johnson with K. E. Ledgers & Associates and Owners Steve & Peggy Thompson, Michael DeVolder, Paul Fuller, Ray Koemer and Mike Marcus were present.

3. Proof of Notice

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

4. Waiver/Approval of Minutes

- a. The reading of the minutes for the board meeting on April 22, 2025, were waived.

Motion: Bethann Tuyls made a motion to approve April 22, 2025, board meeting minutes as written. The motion was SECONDED by Michael Spino. The vote was called and passed: 4 to 0.

- b. The reading of the minutes for the board meeting on July 26, 2025, were waived.

Motion: Michael Spino made a motion to approve July 26, 2025, board meeting minutes as written. The motion was SECONDED by Michael Armstrong. The vote was called and passed: 3 to 0. Bethann Tuyls abstained.

5. New Business

a. Meeting Notice Posting

Bethann discussed where the meeting posting board was and that the board was now damaged in-between the time, she posted the notice and went back to update the posting. She informed the board and owners in attendance that damage to any Estero Palms property will not be tolerated and will be prosecuted to the full extent. She will let the board know the cost of damages to the box for repair and replacement.

b. Amber Glisson Resignation

Amber Glisson resigned from the board on July 3, 2025

- i. Secretary's Appointment

Motion: Bethann Tuyls made a motion to have Michael Armstrong be Secretary/Treasurer. The motion was SECONDED by Michael Spino. The vote was called and passed: 4 to 0.

- ii. Request for Records

A request for records has been emailed to Amber Glisson and Kerry Johnson with K.E. Ledgers & Associates is waiting for a response. A request has been sent twice. If no response is received, the attorney will contact.

c. Board Terms

The association's minutes are not detailed with the elections, so the current management and board members do not know or have documentation on the terms for each member currently on the board. The association documents are silent on each member's term.

d. ARC Requests

- i. MacIvor

Motion: Bethann Tuyls made a motion to approve the MacIvor ARC Request for new

windows. The motion was SECONDED by Douglas Ekberg. The vote was called and passed: 4 to 0.

ii. **Runeberg**

Motion: Bethann Tuyls made a motion to approve the Runeberg ARC Request for hurricane shutters. The motion was SECONDED by Douglas Ekberg. The vote was called and passed: 4 to 0.

iii. **Form**

Discussion that the form and Association Documents need to address the 30 day clause that the request is automatically approved.

e. **Insurance regarding Lakes**

Received notification from the insurance agent that the General Liability policy does not cover the Lake.

Motion: Bethann Tuyls made a motion to approve adding the lakes to the General Liability policy to protect the Association. The motion was SECONDED by Michael Armstrong. The vote was called and passed: 4 to 0.

Michael Spino left the meeting, but a quorum of the board was still present (Michael Armstrong, Douglas Ekberg and Bethann Tuyls)

f. **Signs**

Discussion on if “No Trespassing” and “No Solicitation” signs are needed and where to place them. Bethann will get prices for the signs and samples to present to the board and owners.

g. **Landscape Committee**

Patricia Russell has left the community, and another person is needed for the landscape committee. An email will be sent out to the owners for volunteers.

h. **Palm Tree Proposal**

There was a palm tree that was removed due to being hit by a car, discussion is to wait to replace and see if the owners want it replaced.

i. **Pole/Light Replacement**

There is a light/sign pole that was damaged by a car. There was discussion as it will need to be painted and the size of the pole.

Motion: Bethann Tuyls made a motion to purchase the pole/light and wait to install until later in the year. The motion was SECONDED by Michael Armstrong. The vote as called and passed: 2 to 0. Douglas Ekberg abstained.

j. **Areca Trimming**

Discussion on the Areca Trimming and if the Association should have them all trimmed. It was decided to email all the owners and if they do not want the association to trim the Areca’s behind their house, they will need to contact K.E. Ledgers & Associates.

k. **Fountain Replacement/Repair**

Discussion on the proposal to do the repair or replacement. It was decided to get additional quotes from other vendors.

l. **Proposal Doc Rewrite**

Discussion on the Association Documents and need to update. The cost is estimated at around \$15,000.

i. **Committee**

A committee will be formed to go through the Association Documents and see what should be updated and presented to the board and given to attorney. An email will be sent to the owners for volunteers.

6. Adjournment

With no other business to discuss, the meeting adjourned at 7:28 pm

Respectfully Submitted,

Kerry Johnson, LCAM