

# 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, October 1, 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 Ekberg, Michael Spino and Bethann Tuyls were present. Also present was Kerry Johnson with K. E. Ledgers & Associates and Owners: Steve Thompson, Michael DeVolder, Chris Lock, Michael Marcus and Brawley Adams 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 August 6, 2025, were waived.

**Motion:** M. Armstrong made a motion to approve August 6, 2025, board meeting minutes as written. The motion was SECONDED by Michael Spino. The vote was called and passed: **4 to 0**.

## 5. New Business

- a. **Appointment of Board Vacancy.**

**Motion:** Bethann made a motion to add Michael Marcus to the board. The motion was SECONDED by Douglas Ekberg. The vote was called and passed: **4 to 0**.

- b. **Registered Agent**

**Motion:** M. Spino made a motion to have K.E. Ledgers & Associates as the registered agent. The motion was SECONDED by M. Marcus. The vote was called and passed: **4 to 0**.

- c. **ARC Request**

- i. **M. Armstrong** – paint house

**Motion:** M. Marcus made a motion to approve the ARC request. The motion was SECONDED by M. Spino. The vote was called (M. Armstrong abstained) and passed: **3 to 0**.

- ii. **M. Devolder** – paint garage doors

**Motion:** M. Marcus made a motion to approve the ARC request. The motion was SECONDED by M. Spino. The vote was called and passed: **4 to 0**.

- d. **Landscape Committee**

Received by email that Julie Armstrong would like to join the committee.

**Motion:** M. Spino made a motion to have J. Armstrong be the chair person for the committee to replace P. Russell. The motion was SECONDED by M. Armstrong. The vote was called and passed: **4 to 0**.

- e. **Mulching and Landscape Plan for 2025 and 2026.**

The committee will see what needs to get done and provide quotes to the board.

- f. **Pole/Light Installation**

**Motion:** M. Spino made a motion to approve the Collier Electric to install the pole and light. The motion was SECONDED by M. Marcus. The vote was called and passed: **4 to 0**.

- g. **Fountain Replacement**

**Motion:** M. Armstrong made a motion to approve the Tigris Estimate to replace the fountain pending

information on the difference from when the fountain was last replaced. The motion was SECONDED by M. Spino. The vote was called and passed: **4 to 0.**

h. **Proposal Doc Rewrite**

Discussion on the attorney to rewrite the documents. It was discussed to have a committee of owners to do it first to save costs. The committee will be Mike Armstrong, Mike Marcus, Chris Locke & Brawley Adams.

i. **Security & Trespassing**

M. Spino discussed what he learned after talking to the police department. They will attend the annual meeting to discuss at length.

j. **Lease Renewal**

Discussion on the renewed lease and if it should be approved or not.

**Motion:** M. Spino made a motion to approve the lease on a probation for ninety days, if there is any incidents the attorney will be contacted to revoke the approval. The motion was SECONDED by M. Marcus. The vote was called and passed: **4 to 0.**

k. **Budget Approval Date – 11/05/25 at 5:30 pm**

l. **Annual Meeting Date – 12/08/25 at 6 pm**

**6. Adjournment**

With no other business to discuss, the meeting adjourned at 6:44 pm

Respectfully Submitted,  
Kerry Johnson, LCAM