

# ESTERO PALMS HOMEOWNERS ASSOCIATION. INC

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

Approved minutes of the Board of Directors Meeting – Thursday, October 16, 2025

## 1. Call to Order

The meeting was called to order by Bethann Tuyls at 5:34 pm

## 2. Establish a Quorum

A quorum of Michael Armstrong, Michael Marcus, Michael Spino and Bethann Tuyls were present, Douglas Eberg was absent. Also present was Kerry Johnson with K. E. Ledgers & Associates and Owners Steve Thompson, Michael DeVolder, Paul Fuller, 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. Moved to next meeting.

## 5. Old Business

- a. Fountain Proposal – Bethann discussed what she learned from Tigris and the proposals. She answered the questions from the prior meeting that owners had on the proposals and why the cost were different. The replacement parts of the fountain will not talk to the old parts and why everything needs to be replaced. **Motion:** Michael Armstrong made a motion to approve the Tigris Proposal 300064 for \$10,232.98 with a warranty of three years. The motion was SECONDED by Michael Spino. The vote was called and passed: 4 to 0.

## 6. New Business

### a. Irrigation Reminder

Bethann discussed that the dry season was getting ready to start and owners need to make sure their timers are set according to Lee County Code. Michael Armstrong suggested having Irrigation Specialist come on property and making sure all timers are set correctly and note if there were additional timers placed by homeowners. Bethann will contact the vendor to see if it will be an additional charge or can be done during their monthly wet check.

### b. Budget Approval Meeting Date – November 5, 2025 at 5:30 PM

Bethann reminded everyone on the call of the date and time of the budget meeting.

## 7. Adjournment

With no other business to discuss, the meeting adjourned at 6:07 pm

Respectfully Submitted,  
Kerry Johnson, LCAM