

# ESTERO PALMS HOMEOWNERS ASSOCIATION. INC

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

## Unapproved minutes of the Board of Directors Meeting – Tuesday, November 18, 2025

### 1. Call to Order

The meeting was called to order by Bethann Tuyls at 5:31 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, Chris Locke, and Paul & Ann 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. Minutes for October 1, 2025 & October 16, 2025.

**Motion:** Bethann Tuyls made a motion to waive the reading of the minutes for October 1, 2025 and October 16, 2025, and approve as written. The motion was SECONDED by Mike Armstrong. The vote was called and passed: **4 to 0**.

### 5. New Business

#### a. 2026 Proposed Budget

Kerry Johnson went through the budget by section. There was not questions from owners or board.

**Motion:** Mike Armstrong made a motion to approve the budget as presented. The motion was SECONDED by Mike Spino. The vote was called and passed: **4 to 0**.

- i. **Tigris Proposal** – The estimates for monthly and quarterly services provided by Tigris and included in the 2026 Budget.

- 1. **Estimate 313651 – Motion:** Bethann made a motion to approve the Tigris Estimate 313651. The motion was SECONDED by Mike Spino. The vote was called and passed: **4 to 0**.

- 2. **Estimate 313653 – Motion:** Bethann made a motion to approve the Tigris Estimate 313653. The motion was SECONDED by Mike Spino. The Vote was called and passed: **4 to 0**.

- ii. **K.E. Ledgers & Associates** - The engagement renewal letter is from May 1m, 2026 – December 31, 2026, and included in the 2026 budget. **Motion:** Bethann made a motion to approve the engagement letter. The motion was SECONDED by Mike Spino. The vote was called and passed: **4 to 0**.

- iii. **The Davis Group** – Engagement letter to prepare and file the taxes for 2025 for the Association and included in the 2026 budget. **Motion:** Bethann made a motion to approve The Davis Group engagement letter. The motion was SECONDED by Mike Spino. The vote was called and passed: **4 to 0**.

### 6. Adjournment

Before adjourning the meeting the owners were reminding that there is an Owner Meeting scheduled on December 8<sup>th</sup>, 2025 and the annual meeting is December 29<sup>th</sup>, 2025. The annual meeting has a change of location due to the Community center is closed on December 29<sup>th</sup>. With no other business to discuss, **Mike Spino made a motion to adjourn the meeting. The motion was SECONDED by Mike Armstrong. The vote was called and passed: 4 to 0 at 5:56 pm**

Respectfully Submitted,  
Kerry Johnson, LCAM