

# ESTERO PALMS HOMEOWNERS ASSOCIATION. INC

A Corporation Not-For-Profit

c/o K.E. Ledgers & Associates

Unapproved minutes of the Owners Meeting – Monday, December 08, 2025

## 1. Call to Order

The meeting was called to order by Kerry Johnson at 5:32 pm

## 2. Establish a Quorum

A quorum of the Board of Directors Michael Armstrong, Douglas Ekberg, Michael Marcus, Michael Spino and Bethann Tuyls were present. Also present was Kerry Johnson with K. E. Ledgers & Associates and Owners Tom Barcellona, Brawley Adams, Steve Thompson, Chris Locke, and Paul Fuller, were present. There were a total of 19 proxies received.

## 3. Proof of Notice

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

## 4. New Business

### a. Discussion and Vote on Proposed Amendments to the Declaration.

Kerry Johnson read the proposed amendment. After discussion asked owners who had sent in proxies if they wanted to change their vote. After no one said they wanted to change their vote. Kerry Johnson asked Brawley Adams if he would cast his vote, He verbally voted "yes". Kerry Johnson asked Douglas Ekberg to cast his vote, he verbally said "No". The vote was called and passed: 19 to 1, Stephen Thomas left the call before voting.

## 5. Adjournment

With no other business to discuss, **Bethann Tuyls made a motion to adjourn the meeting. The motion was SECONDED by Mike Marcus. The vote was called and passed: 20 to 0 at 6:01 pm**

Respectfully Submitted,  
Kerry Johnson, LCAM