



Board of Directors Meeting

Tuesday, May 12, 2026 @ 5:30 pm, local time

<https://zoom.us> (Link available on the website)

MEETING ID: 831 3362 1008; Passcode: 372 243; Phone: +1 (305) 224-1968

Posted on Property and Online Sunday, May 10, 2026

MINUTES

1. Call to Order 5:32 pm
2. Notice of Meeting Posted
3. Quorum of Board Present
4. Meeting Minutes – April 14, 2026
 - a. Motion to waive reading
5. Management Report
 - a. Suspension of use of Common Elements — Unit #412 FL STATs §718.303(4).*
 - i. Motion to enforce restriction of common elements effective TUE 19 MAY 2026 in balance remains unpaid. Motion adopted on voice vote.
 - b. Florida Cowboys Hurricane Tree Trimming - \$2,900.00
 - i. Motion to approve \$2,900.00 for Hurricane Tree Trim. Motion adopted on voice vote.
 - c. Roof Cleaning for November 2026? (SEP 26, 2025 Rainbow quoted \$3,500.)
 - i. Mgr to send a copy of quote to Rick Dobreff.
 - d. Cement Repair Bids and information
 - e. Collections – Emailed. If there are no questions, no need to discuss.
 - i. Mgr to send notice for 311 to meet Mgr in the office to set up autopay.
 - f. New gate lock code will be 1011 after 5/12. 3689 will be removed 6/9/26.
 - i. Wait until codes are changed on the bathrooms then send out to owners.
6. Committee Reports
 - a. President's Report
 - i. Painting of the front of the building – 3rd or 4th wk of May Cost of roughly \$5K. Savings of more than \$6,800.00.
 - ii. Review Horticultural Solutions Contract — Reviewed that Board President
 - iii. Review Gardenworks landscaping replacement proposal – Operating account small deposit approved.
 - b. Treasurer's Report
 - i. Only 311 not on auto pay.
 - ii. Add line of credit to discussion for next month's meeting.

- c. My Safe Florida Condo Application
 - i. THU 5/7/2026 – Manager met with the inspector at the property. Roughly 3 weeks until the Association finds out what we qualify for.
- 7. Current Business
 - a. Schedule the meeting for:
 - i. Documents Changes
 - ii. Movement of SA Funds (both for 2023 and 2025)
 - iii. Anything else required for that meeting?
 - iv. [Schedule Thursday July 16, 2026 @ 5:30 pm](#)
- 8. Member Forum
- 9. Next Meeting [June 16, 2026 @ 5:30 pm](#)
- 10. Adjournment [6:36 pm via Voice Vote](#)

**Statute provided on a subsequent page*

MEETING MINUTES

Tuesday, April 14, 2026 @ 5:00 pm
In-person @ Association in the Meeting Room
341 N BIRCH RD, Fort Lauderdale, FL 33304

1. Call to Order 5:05 pm
2. Notice of Meeting Posted & Published
3. Quorum of Board Present
4. Meeting Minutes – March 10, 2026 Waived reading; Unanimously approved on a voice vote.
5. Management Report
 - a. Separately attached
 - b. MOTION — Approval of \$1,300.00 to pursue foreclosure against unit #412 for unpaid dues balance as requested by Association's Attorneys. Unanimously approved on a voice vote.
6. Committee Reports
 - a. President's Report
 - b. Treasurer's Report
7. New Business:
 - a. Documents Changes for collection of delinquent HOA dues.
 - i. Set meeting for July w/2-wk notice.
 - b. Documents Changes for modification to transfer of property.
 - i. Set meeting for July w/2-wk notice.
(A meeting will be scheduled and a limited proxy sent for all owners to attend the meeting.)
 - c. MOTION — A motion precluding the following unit owners who are in arrears in the payment of dues to the Association: 211, 311, 412 from casting limited proxies or voting in-person upon the Documents Changes Motion during the meeting which must be held more than 30 days after this meeting as well as any and all other business of the Association and its members legally permissible at any and all other meeting(s). (*Motion shall be limited to those units named and for all vote(s) of the Association occurring after 30 days of this meeting until such a time as (i) the balance of the unit is \$0.00 or a credit; or (ii) the board of directors holds another motion to reverse any motion adopted here, whichever occurs first.*) Unanimously approved on a voice vote.

- d. My Safe Florida Condo Application / Program: Does the board approve Vice-President Rick Dobreff and Manager Matt Jelinek to work on completion and submission of the application in full, including signing authority should it become necessary? **AND** Does the board approve a free mitigation inspection that the State of Florida will order associated with the My Safe Florida Condominium Pilot Program? Please record your vote as YEA or NAY.

P – Hahne	VP – Dobreff	S – Nesbitt	T – Donaue	M – Leopold
Yea	Yea	Second	Yea	Motion

8. MEMBER FORUM: No members attended this meeting, unfortunately.
 9. Next Meeting: Tuesday, May 12, 2026 @ 5:30 pm, local time
 10. Adjournment: 6:12 pm via a voice vote (unanimous).

MINUTES

APPROVAL:

 Maryrose Nesbitt
 Board Secretary

 Date

Florida Statutes §718.303(4)

“If a unit owner is more than 90 days delinquent in paying a fee, fine, or other monetary obligation due to the association, the association may suspend the right of the unit owner or the unit’s occupant, licensee, or invitee to use common elements, common facilities, or any other association property until the fee, fine, or other monetary obligation is paid in full. This subsection does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators. The notice and hearing requirements under subsection (3) do not apply to suspensions imposed under this subsection.”

Source: https://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0718/Sections/0718.303.html