

Board of Directors Meeting Minutes

Date: October 1, 2025 Time: 6:00pm – 6:30pm

Location: 9008 Harney Rd, Tampa, FL 33637

I. Call to Order

President Cynthia Jacobs called the meeting to order at 6:00 PM.

Board Members Present (In Person):

- Cynthia Jacobs, President

Board Members Present (Via Phone):

- John Lambert, Secretary
- Pat Dunne, Director

Board Members Absent:

- Elizabeth Busciglio, Vice President
- Paul Teske, Treasurer

Quorum: Established

Community Attendees:

- Caroline Williams
- Spencer Williams
- Dale Pfau
- Zenia Whyte

III. Approval of Previous Minutes and Agenda

Motions to approve the minutes from the previous meeting and the current agenda were made, seconded, and unanimously approved by the board.

IV. Business and Open Forum

1. Water Plant Tank Ordering

U.S. Water Services Corporation submitted a revised proposal for the supply and installation of a hydropneumatic tank at a final price of \$129,910.00, following negotiations led by President Cynthia Jacobs. This represents a reduction of \$26,840.46 from their initial proposal of \$156,750.46 and is \$12,090.00 less than a competing vendor's offer of \$142,000.00. The board unanimously approved selecting U.S. Water Services Corporation as the vendor. Additionally, the board voted unanimously to finance 50% of the cost (\$64,955.00) with U.S. Water Services, citing recent expenses including a \$24,000 well water pump replacement, other necessary utility plant repairs, and ongoing Hurricane Milton cleanup costs.

2. Collection Attorney

The board reviewed a legal services proposal from Mankin Law Group for collections services to address urgent needs in this area. The board unanimously approved engaging Mankin Law Group for this purpose.

3. Rules/Regulations

On June 25, 2025, the board discussed proposed Parking Rules/Vehicle Regulations and Rules Regarding Use of and Interference with Common Areas and ESCA Vendors during an open forum. Voting on these rules was postponed at that time. At today's meeting, the board unanimously approved both sets of rules.

V. Adjournment

President Cynthia Jacobs adjourned the meeting at 6:30 PM.

Next Meeting: To be scheduled.

Minutes Prepared by: John Lambert, Secretary

Approved by: Board of Directors

off on behalf of the board.