

**THE 300 OWNERS ASSOCIATION, INC.  
ANNUAL MEETING  
Wednesday January 21<sup>st</sup>, 2026  
SOUTH PAVILION**

**MINUTES**

Meeting called to order at 7:02PM

Affidavit of Notice was served by Management.

Establish quorum for election (409 owners or proxies are required to establish a quorum): There were a total of 24 proxies and attending owners, quorum not established.

Meeting adjourned at 7:04PM

THE 300 OWNERS ASSOCIATION, INC.

Board Meeting

Wednesday January 21<sup>st</sup>, 2026

SOUTH PAVILION

MINUTES

Meeting called to order at 7:05PM

Jutta Williams, David Kats & William Warner present. Representing management was Patti Servidio. There were 13 owners present.

Appointing the Board of Directors for the year of 2026: David Kats motions to keep the Board the same as previous year, seconded by Jutta Williams, all in favor, passed. The Board of Directors will remain the same for the year of 2026.

Approval of minutes from **October 2025 Budget Meeting**: Bill motions to approve and dispense of the Minutes, seconded by David, all in favor, passed. Minutes will be posted on the website.

President's Report: None.

Old Business:

1. Approval of Budget for 2026- The budget was discussed. There will be a 10% increase that is necessary for us to cover predicted expenses. Everything has gone up, especially the Insurance. With this budget increase, our budget will be fully funded with HOA payments for the first time in over 15 years and not with Comcast funds (which are depleted). Jutta motions to approve the proposed Budget, seconded by David, all in favor, proposed Budget for 2026 is approved. Coupons will be mailed to all owners. Please contact Victory Accounting to adjust your HOA payment.
2. Picnic tables at South Pavilion will be refurbished, sanded & painted.
3. Fire in Vacant field was put out immediately, management is not entitled to fire report, so we do not have any more details. If you see suspicious activity, call the Police.
4. Gate repair at South Pavilion (new loop): repairs were done.

New Business:

1. Picnic tables at South Pavilion & North Pavilion were going to be refurbished and painted but they are beyond repair. We looked into purchasing new ones but the cost was exorbitant. We were able to have new tables built (wood) for less than the cost of 1 new table. We also removed the BBQ grill that was broken. The tables at the North Pavilion will also be replaced this year. (We have had some vandalism at the South Pavilion, but we placed a fake camera, and it seems to have stopped.)
2. Lake treatment was ordered for lake between Meadow Lake & Wellesley, we will be ordering the same for the other lake in Spring if it is cost feasible. It does take time to work, so please be patient. The other lakes look good.
3. Tree trimming is planned for spring, right before hurricane season.
4. Electrical repairs behind Windemere wall were completed, there was a burn-out in one of the panels and that panel has been replaced.
5. Electrical repairs at North monument wall are being done and should be complete soon.
6. City Ordinance for parking was updated recently, and street parking will be enforced. If you need the flyer, please contact mgmt (flyer was posted on the website). We do not own the streets, they are City

owned streets so we cannot control this. They have hired more code enforcement officers and increased their budget so please be aware you may get a ticket if you park on the street.

Owners Discussion: There is a gate that is damaged in the vacant field, part of the fence was knocked down, and one of the gates is open. Mgmt will report to City. FPL lights were discussed, some were down and were reported and have been repaired. The coyote that was roaming the community was killed. If you live on a lake, please remove the coconuts from any tree on the property. Coconuts are a major issue in the lake, they clog up the weirs (drainage control structures). Subdivisions will be getting letters regarding this. Please remember to remove your holiday decorations.

Meeting adjourned at 7:41PM