THE 300 OWNERS ASSOCIATION, INC.
Board Meeting
Wednesday June 17th, 2026
SOUTH PAVILION

MINUTES

Meeting called to order at 7:01PM

Present were Jutta Williams, David Katz, and Jay Frenkel (Board of Directors). Representing management was Patti Servidio. There were 14 owners present.

Approval of minutes from **March 2026** meeting: Jutta motions to approve and dispense of the minutes, seconded by David, all in favor, Minutes will be posted on website.

President's Report: Financials were read; delinquencies are low.

Old Business:

1. Appointment of new Board member, Jay Frankel (Cloverbend): Jutta motions to appoint new Board member Jay Frankel as Bill Warner is selling his home and moving, seconded by David, all in favor. New Board Member Jay Frankel is appointed to the Board.
2. Tree trimming will begin as soon as possible, weather permitting. Our goal is to have it done by the start of hurricane season.
3. The lakes have been sprayed, this time of year is the worst for the algae. The 2 larger lakes usually need treatment at this time of year. Please be patient as this does take a few months to work. Coconuts falling from owners' trees into the lake are an issue. If you live on the lake, the landscaping all the way to the lake shore is each homeowner's responsibility and should be maintained. Coconuts must be removed from the trees.
4. Entrance landscaping for Dogwood and Cloverbend will be refreshed.
5. Misc. repairs were done at the South Pavilion children's playground fence, the toilet at the North pavilion was repaired, dog park sod was replaced and extra sod was installed to fill in the gaps around the dog park fence and we had the dog park treated for fleas & ticks.
6. Website has been updated to include an owners-only portal as per the legislative updates. A letter will be mailed out with instructions to all owners. Regarding the Legislative updates, we have consulted our Attorney and he advised that since our Documents do not have "Kauffman Law Language" we do not need to change our Rules to comply with the statute. The Association can still enforce commercial vehicles and garbage can rules. Logos still must be covered (commercial vehicles are still prohibited), and garbage cans must remain hidden from view of the neighbors or streets. The Rules & Regulations will remain the same except for the updated City Parking Rules. Owners are no longer permitted per the City to park on the streets.

New Business:

1. Owner inquiry regarding Budget, meeting with Victory Accounting: Owner inquired about Budget spending and believes that if the POA has a surplus, it should be refunded to the owners. The Statute says that if an HOA has a surplus, unless your Documents say you have to refund the owners, the POA is not required to refund the money and has 3 options for the surplus funds: put the money into Reserves, create a special reserve account for a future project, or roll the funds into next years budget. This would be a Board decision. We can look at expenditures in the next couple of months and possibly use the surplus for an improvement project. David motions to get 3 quotes for the North Windemere wall remodel, Jutta motions no (she would like to postpone getting the quotes), Jay also votes no and

seconds Jutta's motion. We need to decide the order of projects as needed and then review the budget and discuss what is possible.

2. Weirs: we need a weir repaired, a pipe collapsed. The Board obtained a quote for $45,000 but was able to repair the area that was collapsed instead of replacing the entire pipe system, for $6,990. The repair is being completed. The canal is eroding as well but the Board President Jutta was able to get LWDD (Lake Worth Drainage District) to re-enforce the sea-wall and correct the erosion. They are working on that now.
3. Management is obtaining quotes to re-paint the North Pavilion due to vandalism, the South will also have to be painted to match. The Board will choose the most affordable quote.
4. City open field: New trees were planted but due to irrigation issues, they died. The trees have been replanted, and irrigation has been installed per the city.
5. New lake signs have been placed around the lakes as they were stolen (Beware of Alligators & No Net Fishing). There is no net fishing allowed at all lakes.
6. Pickleball courts: during hurricane season, we will not put windscreens up. After hurricane season, the Board will decide if they will get quotes for new windscreens, as of now, we have a quote for $6,000 but as it is hurricane season, this will be postponed for now. There are some cracks in the pickleball courts so we did a walkthrough with the professionals at PTCS and they advised that the cracks are not a liability yet, and the courts have a couple years left before they have to be re-surfaced. The cost to re-surface is $52,000.

Owners Discussion: Owners participated throughout the meeting and asked their questions as we conducted business.

Meeting was adjourned at 7:53PM