

**EMPRESS CONDOMINIUM
ANNUAL MEMBERS MEETING
Monday, February 2, 2026
Location: Social Room**

MINUTES

1. CALL TO ORDER

The meeting was called to order by Bill Borland at 7:00 p.m.

2. SELECTION OF PRESIDING CHAIRMAN

Bill Borland turned the meeting over to Sam VanDonkelaar of Advantage Property Management, LLC, who assumed the role of Chair. Sam expressed her appreciation for the opportunity to have managed the Empress for the past 37 years.

3. CALLING OF ROLL AND CERTIFYING PROXIES

Sam reminded those present that this was a Members' Meeting and confirmed that a quorum had been established.

4. PROOF OF NOTICE OF MEETING

Proof of notice was confirmed by Sam VanDonkelaar; two (2) notices were mailed and posted on a timely basis.

5. READING OR DISPOSAL OF 2023 ANNUAL MEETING MINUTES

Chuck Kushner made a motion to waive the reading of the previous meeting minutes and approve them as presented.; Dan Murphy seconded the motion. Approved unanimously.

6. TREASURERS REPORT

Susan Goodman provided a brief summary of the year-end 2025 expenses and reviewed the 2026 financial outlook, which resulted in a decrease in the Quarterly Maintenance Fees.

7. COMMITTEE REPORTS

Social Committee

Shelly Mahoski reviewed the numerous events that have taken place and noted that many additional activities are planned. She advised that all events are posted in the Mail Room, on Engage, and on Channel 99. Volunteers are always welcome and encouraged to participate.

8. MEMBERSHIP DISCUSSION

New owners Bryan and Vonn Laue of Unit 301 introduced themselves and were welcomed by the members in attendance.

Concern was expressed regarding seaweed messages that remained on the beach for several days. Members were reminded to keep the beach in its natural state.

Members were invited to remain after the Organizational Meeting adjourned for a special presentation.

9. WAIVER OF ELECTION OF CANDIDATE:

There were three (3) vacancies for the Board of Directors and only three (3) names were submitted therefore there was no election.

10. ANNOUNCEMENT OF THE NEW BOARD OF DIRECTORS:

Deb Taylor introduced the new 2026-2027 Board of: Bill Borland, Lee Schuster, Susan Goodman, Kevin Levreault and Jeff Vernimb. Organizational Meeting immediately following.

11. ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Deb Taylor", written in a cursive style.

Deb Taylor, LCAM
For the Board of Directors

Subject to Approval