

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, October 30, 2025
Location: Social Room**

MINUTES

1. CALL TO ORDER

Bill Borland called the meeting to order at 10:31 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room on October 28, 2025.

3. ROLL CALL

Present: Bill Borland, Lee Schuster, Carl Valdiserri and Kevin Levreault.

4. APPROVAL OF MINUTES

Bill Borland made motion to approve the previous meeting minutes; Carl Valdiserri seconded. Approved unanimously.

5. NEW BUSINESS

Budget 2026 – Bill Borland informed the membership that the new budget figures have been completed with Advantage; the increases to maintenance fees will be 1.9% over 2025. The insurance premium is the only unknown amount at this point, however there was an increase budgeted in should an increase occur. Bill Borland made motion that the preliminary budget be mailed out to owners; Carl Valdiserri seconded. Approved unanimously.

6. GENERAL DISCUSSION

Bill Borland informed the membership of the upcoming Beach Refurbishment project, which is scheduled to begin on February 1st and is anticipated to be completed by March 15th. No new sand may be laid after April 30th due to Turtle Season. The entire cost of the refurbishment will be federally funded

7. ADJOURNMENT

Carl Valdiserri made motion to adjourn; Bill Borland seconded. Unanimously approved. Meeting was adjourned at 10:37 a.m.

Respectfully submitted,



*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval