**Annual Meeting Minutes from March 25, 2025**

**Call To Order, Quorum Determination, Proper Meeting Notice**

The 2025 Annual Meeting was called to order at 6:00pm by President, Dan LaMorte with Vice President, Tim Mehaffey, Secretary, Anna Azmi and Director, Stephen Carroll present. Dan Stated that quorum has been met. Dan asked for confirmation that proper meeting notice was given to all members? Anna confirmed proper meeting notice was given.

**Approval of Meeting Minutes of March 19, 2024**

Dan asked if the Minutes from March 19, 2024 Annual Meeting had been reviewed by the Board? Dan asked if there were any additions or corrections to those minutes? Dan asked for a motion to approve the Minutes from the March 19, 2024 Annual Meeting? Tim made a motion to approve, seconded by Anna and passed unanimously.

**Financial Report-Tim**

Tim reported that there was $2,197.44 in our checking account and operating expenses for the month were $3565.29 with a remaining balance in our checking of $11,152.29 as of 03/04/2025. Outstanding accounts receivables (HOA Assessments): $4,331.93. In February, we transferred $7,500 into our Reserves, opened two new CDs for a total of 7 CD’s totaling $178,895.39 in our investment accounts with a balance in our Reserve Account of $2,546.77.

**2025 Annual Budget Report- Dan**

Dan reported that the 2025 Budget was approved at the January 21, 2025 meeting of Board of Directors. The reason for the delay in approving the Budget in November 2024 was due to transition of Board Member resignations and the development of New Board Members and communication with the Treasurer. At the January meeting he reported that the Board believed that this Budget provides a fairly accurate projection for our income and expenses for the year and that the budget will be reviewed at the beginning of each new quarter and modified if necessary to keep us within or under budget. The dues for Residents remain the same as 2024; a Management Company is built into the expenses as well as several improvements in Landscaping. The contribution to the Reserves will be less than the previous year due in part to the increased dues imposed by the BPA. He commented that since we approved the Budget in January we have discovered additional costs for our surveillance equipment that we did not anticipate, but we are steadfast to work with our approved budget and will be doing revisions at the beginning of our next quarter. At this time I make a motion to approve the ‘Carryover of Unused Funds from 2024 to the Operating Account for 2025’? Steve seconded the motion and the motion was approved unanimously.

**2024 Audit- Dan**

Dan stated that in the beginning of the new fiscal year three volunteers came forward to support the 2024 Audit process, Tara Tahmosh, Christine Mehaffey and Brenda Stokes. Article IX OFFICERS in section D which details information on the Treasurer or his appointed agent it states: “…an annual review will be made of the financial records of the Association by a committee of three homeowners selected by the Board of Directors. This committee will review the financial record and prepare a report by April 1st of the year the report was completed.” After an initial review of the financial reports, deposits, backup for expenses, bank statements and contracts, it was decided that due to the lack of actual backup for the year’s expenses, and other missing documents that an audit focusing on reviewing the deposits of income, Bank Statements reconciliations, Financial Monthly Expenses and Reserve Account Activity would be done this year.

Dan reported that Tara and Christine completed their work, but due to personal issues Brenda was not able to complete her audit, but he stated that he had reviewed the documents prior to turning over the work to our Committee. He continued to state: ‘It is our focus in this transitional year to get our financial records in order and have backup documentation for all expenses, accurate financial reports and a completed audit of the year including an audit report.’

**Old/New Business**

**2024 Accomplishments- Anna, Steve and Tim**

* Completed the Rejuvenation Process in May, 2025
* The Maintenance Committee was formed by Owners who volunteered at the August 2024 Board meeting to take on projects that related to bettering the environment we inhabit.
* The Committee researched and interviewed several Landscape Companies and presented 3 Choices to the Board of Directors with a recommendation to hire Precision Lawn. Precision Lawns was hired.
* The Committee identified three sources for the tree trimming of Hamlets Grove Drive recommending the Paul Heyman Tree Service. Paul Heyman Tree Service was contracted.
* The Committee offered Owners the option to work with Paul Heyman for their individual trimming and tree removal, which was supervised solely by Tim Mehaffey.
* The Committee identified Tony Nigro Maintenance service who was previously hired to repair the 49th street fence to handle the Hurricane Milton fence repair. The fence was repaired, replaced and secured.
* The Committee identified and interviewed 5 Management Companies and recommended Gulf Coast Community Management, which was accepted and now is in the process of transition from self-management to a management company structure.

**Transition to Gulf Coast Community Management- Anna**

Anna reported that the transition had begun with Gulf Coast Community Management and all Owners have received details for paying assessments, additional Management Costs, details on communication with the Management Company and general information. She stated that the transition will take some time, and we will all be on a learning curve as we make this next step.

**2025 Plans and Projects -Tim**

* Complete Transitioning to Gulf Coast Community Management
* Get our Surveillance Cameras up and running at the front and back entrances
* Rejuvenating the Front Entrance
* Landscape Volunteer Days
* Begin Back Entrance Landscaping Project
* Spring Clean Up Day, Saturday, April 5, 2025
* Fall Garage Sale

**Voting for the Election and Amendment to Articles**

Dan called for the Election Ballot and Amendment to Articles be counted and verified. Members of the Election Committee took note of the votes for both the Election Ballot and Articles Amendment. Dan stated that once the results are fully verified the results will be announced at the April Board Meeting

**Owner Questions and Answers**

Dan asked if the Owners had any comments or questions. Several Owners had questions regarding the Transition to Gulf Coast Community Management. These questions were answered to the satisfaction of all the Owners. Questions and comments arose regarding the 2025 Budget, Surveillance equipment and recent landscaping improvements. All questions were answered to the satisfaction of the Owners and one Owner was asked to remain after the meeting to discuss the particular issue of the Owner. Questions arose regarding violations for Owners not complying with the rules and regulations. The Board stated that recently the ARB Committee and Board members reviewed all 98 properties notating all violations of the rules and regulations. These notes would be shared with all Owners who are in violation. The plan for the Spring Cleanup day is to use this day to complete all violations. The Spring Cleanup day is set for Saturday, April 5, 2025. Owners suggested that Owners be informed of their violations. The Board stated that they planned to get on this immediately. Complimentary comments were made on the recent landscape improvements of the Front, Rear and Dog Parks that were completed by Jim King. The Board acknowledged Jim for his work and thanked him.

**Adjournment**

Dan asked for a motion to adjourn the 2025 Annual Meeting. Tim moved to close the meeting. Steve seconded the motion. The meeting was adjourned at 6:45 unanimously.