

# Palacio del Sol Condominium Association, Inc.

c/o Star Hospitality Management, Inc.  
26530 Mallard Way, Punta Gorda, FL 33950  
Phone (941).575.6764 Fax (941).575.7968

## Minutes of Board of Directors Meeting – April 15<sup>th</sup>, 2026

**Call to Order:** The meeting was called to order by Kevin Miller at 9:00 AM.

**Establish a Quorum:** A quorum was established with the following present in person or by Zoom: Denise Jaques, Greg Glick, Susan DeZutel, Kevin Miller, and Mike Videtto.

There were several owners present at the meeting and Chris McCluskey, from Star Hospitality Management.

**Proof of Notice:** The meeting notice was posted in accordance with Association documents and Florida Statute 718.

**Approval of Meeting Minutes:** Denise Jaques motioned, seconded by Susan DeZutel, to approve the meeting minutes from March 27<sup>th</sup>, 2026. The motion carried.

**Resident Questions:** Owner questions included sending an email out to all units advising them to make sure they have a smoke detector in each of their bedrooms and living room.

### Old Business

- **Roof Replacement Project – Update, Roof Leak:** The Association manager advised that Austin Sharpe from Stonebrook Exteriors was on property last Friday to assess the leak issue in Unit 6B. The Association manager advised Austin Sharpe was going to go back and speak with two of his supervisors about what he saw. The Association manager said he will follow up with Stonebrook Exteriors to see where the repairs are done.
- **Update on 7<sup>th</sup> Floor Door Installation:** The Association manager stated the stairwell doors are to be installed by Suncoast Commercial Door & Hardware on April 24<sup>th</sup>. Also, the doors for the storage closets are scheduled to arrive at Jones Window & Door warehouse on April 15<sup>th</sup>. The Association manager will advise once he hears from Jones Window & Door when the installation of the storage closet doors will be installed.
- **Update on Pool Deck:** The Board of Directors reviewed the two drawings from Apex Engineers regarding the ADA compliance for the Clubhouse and Pool Deck. The Board of Directors agreed to move forward with the angled ramp to the Clubhouse landing. Also, the Board of Directors had questions/comments on why a 2nd lift to the sundeck was there, confirm that all three sets of stairs will be replaced, and are there any beams being replaced, and if so, will the new beams be steel or wood. The Board of Directors stated they contracted an engineer to lead the project and oversee it and will follow their direction on the project.
- **Update on Wall Cleaning:** The Board of Directors discussed the proposal from Harborview Property Preservation to have the exterior walkways and the exterior walkway walls cleaned monthly. After further discussion, the Board of Directors asked the Association manager to have the proposal revised to have the exterior walkways cleaned monthly and the exterior walkway walls cleaned quarterly.
- **Update on Handyman Projects – Paint Touch-up:** The Treasurer said the handyman is just about complete with his painting projects and then will only work on small, odd jobs on the property going forward. The Treasurer asked for any homeowner to notify the Association manager or a Board member of any maintenance issues that need to be attended to, so it can be added to the list.

### Finance & Insurance Committee

- **Financial Report:** The Treasurer provided the following financial report as of March 31<sup>st</sup>, 2026: Operating balance - \$24,563, Reserve balance - \$235,091, Insurance MMA - \$171,915 for a total of \$431,569. Also, the Treasurer stated the income for March was \$34,295, while the expenses totaled \$29,800 for a net profit of \$4,495. The Treasurer stated the Hurricane Account balances for March were \$504,253 in a CD, \$230,018 in a Synovus checking account, and \$49,426 in

a Truist checking account. With no further discussion, Greg Glick motioned, seconded by Mike Videtto, to approve the financial report for March. The motion carried. Also, the Treasurer stated some of the funds in the CD are SIRS funds as well as Hurricane funds and both are accounted for.

### Capital Projects Committee

- **Committee Report:** It was noted that the roof replacement and pool deck replacement projects are the only capital improvements at this time.

### Decorating Committee

- **Committee Report:** The Treasurer said there is no update as there have been no meetings of the Committee.

### New Business

- **Discussion on Flood Barriers:** The Secretary discussed that the Board of Directors recently met with two different companies regarding flood barriers for the FACP/Electrical Room, Elevator Equipment Room, Fire Pump Room and the Lobby/Elevator Pit. The Secretary said they are waiting on clarification from the elevator company as to whether the call buttons in the lobby can be raised to allow for the flood barrier to be installed in front of the elevator pit. Also, the Secretary said the Florida based company recommended removing the vents in the lobby and moving up the ac unit. The Association manager advised the vents may be required for flood water to enter and exit the lobby, so the pressure does not build against the lobby walls. The Association manager said he will reach out to the insurance agent to confirm if the flood vents are required for the flood policy.
- **Discussion and Creating a Committee to Assist with Re-writing of the Association Documents:** The President discussed his recent conversations with some unit owners about their interest to amend the Association documents to be able to make material alterations to the Association property. There was discussion about sending out a straw poll to all the members to see if the members are interested in amending the Declaration regarding material alterations. The Secretary said he would draft a straw poll for the Association manager to email out to all members.

**Next Meeting and Adjournment:** The next Board of Directors meeting is Wednesday, May 20<sup>th</sup>, 2026, at 9:00am. With no further business to come before the Board of Directors, Greg Glick motioned, seconded by Denise Jaques, to adjourn the meeting. The motion carried, and the meeting adjourned at 9:39 AM.

*Chris McCluskey, CAM*

Chris McCluskey, CAM, for Greg Glick, Secretary