

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 – March 25th, 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, and Kevin Miller. Mike Videtto was absent from the meeting.

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 February 25th, 2026. The motion carried.

Resident Questions: Owner questions included when the camera wire will be covered, leak for Unit 6C has been fixed, but need a heavy rain to confirm, mold remediation in the lobby, the roof under the pool should be replaced with the TPO and can be done when the pool deck project is underway, may need the Health Department to advise about drains on the pool deck, rust spots need to be prepped properly before being painted, who is maintaining the website and how to access, landscaper will be out wither this week or next week to install additional plants, working on new emails for Board members, the lobby project has been approved previously and members asked for the work to be completed after Easter when most residents will be gone from the building, and the Punta Gorda Fire Department requiring proper signage on any door where a human be residing.

Old Business

- **Roof Replacement Project – Update, Roof Leak:** The President said the roofer came out to look at the roof leak into Unit 6C. The leaks were assessed and the crew did some work to repair the issue, but it is not known if the leaks have been resolved at this time, since there has not been another heavy rain.
- **Update on 7th Floor Door Installation:** The Association manager said he is waiting to hear from Suncoast Commercial Door with an installation date for the 7th floor stairwell doors. Also, the Association manager said the 7th floor storage closet doors are set to arrive on April 15th at Jones Window and Door.
- **Discussion and Vote on Proposal for Pool Repair:** The Board of Directors discussed the proposal from A Clear Choice Pools for \$1,250. With no further discussion to come before the Board of Directors, Greg Glick motioned, seconded by Denise Jaques, to approve the A Clear Choice Pools for \$1,250 to repair a leak around a fitting and raise some plumbing lines. The motion carried.
- **Update on Pool Deck:** The Association manager advised there is a meeting next week with the engineer and contractor to review the project and come to some agreement on how to proceed with the project. Once an agreement is reached on how to proceed with the project, the engineer will provide his final drawings for the contractor to finalize their proposal and then be voted on by the Board of Directors.
- **Update on Wall Cleaning:** The Board of Directors discussed the need to have the wall cleaned by the janitorial service term along with the floors. The Association manager said he will reach out to the janitorial contractor for a proposal to clean the walls monthly.
- **Update on Handyman Projects – Paint Touch-up:** The Treasurer said the handyman is expected to be there this week to continue to work on small jobs and paint touch up. The Treasurer also noted that if any member sees an issue to report it to the Association manager or a Board member.

Finance & Insurance Committee

- **Financial Report:** The Treasurer provided the following financial report as of February 28th, 2026: Operating balance - \$24,328, Reserve balance - \$228,759, Insurance MMA - \$178,394 for a total of \$431,481. Also, the Treasurer stated the income for February was \$38,453, while the expenses totaled \$33,345 for a net profit of \$5,107. The Treasurer stated the Hurricane Account balances for February were \$504,253 in a CD, \$230,018 in a Synovus checking account, and \$51,951 in a Truist checking account. With no further discussion, Greg Glick motioned, seconded by Susan DeZutel, to approve the financial report for February. 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 Changing April & May Meeting dates – New Dates April 15th, 2026, & May 20th, 2026:** The Board of Directors discussed the need to change the April and May meeting dates, as two members of the Board of Directors are not available on the regularly scheduled dates. The Board of Directors agreed to move both dates to the Wednesday before, making the new meeting dates April 15th, 2026, and May 20th, 2026.

Next Meeting and Adjournment: The next Board of Directors meeting is Wednesday, April 15th, 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 9:29 AM.

Chris McCluskey, CAM

Chris McCluskey, CAM, for Greg Glick, Secretary