Establishment of Quorum

A quorum was established with the following Board members present:

- Jeri
- Wendy
- Cathy
- Elizabeth
- Bruce (via Zoom/mobile telephone)

Notice of the meeting, including vendor proposals for agenda items requiring Board action, was posted on the clubhouse door on **June 13, 2026, at approximately 3:30 PM**.

The Board acknowledged that no Board meeting was held during May 2026 due to the unavailability of several Board members.

Approval of Prior Meeting Minutes

A motion was made to waive the reading and approve the following minutes:

April 30, 2026 Board Meeting

Motion: Approve the minutes as presented.
Motion by: Jeri
Seconded by: Elizabeth
Vote: All in favor.
Motion Passed.

May 4, 2026 Board Meeting

Motion: Approve the minutes as presented.
Motion by: Elizabeth
Seconded by: Wendy
Vote: All in favor.
Motion Passed.

May 31, 2026 Board Meeting

Minutes reflected:

- Approval of Dun Right Roofing proposal.

- Approval of stucco repairs for cracks in Buildings 1 and 7.
- Building 6 stucco repairs deferred pending additional clarification.

Motion: Approve the minutes as presented.
Motion by: Elizabeth
Seconded by: Jeri
Vote: All in favor.
Motion Passed.

June 7, 2026 Board Meeting

Minutes reflected approval of drywall repair proposals.

Motion: Approve the minutes as presented.
Motion by: Elizabeth
Seconded by: Jeri
Vote: All in favor.
Motion Passed.

June 7, 2026 Workshop Meeting

Workshop minutes regarding landscaping and governing document review were presented.

Motion: Approve the minutes as presented.
Motion by: Jeri
Seconded by: Wendy
Vote: All in favor.
Motion Passed.

Old Business

Governing Documents Revision Project

The Board discussed the ongoing review and revision of the Association's governing documents to better align with applicable Florida law, clarify areas subject to differing interpretation, and improve consistency in administration and enforcement.

The Board reported that most of the work has been completed with Association legal counsel. Proposed amendments are being organized into individual voting items where appropriate. The Board anticipates presenting the proposed revisions to the membership in late fall or early winter.

Resident survey responses continue to provide valuable input regarding community priorities and proposed changes. The original goal of the project remains to simplify rules and day-to-day Association operations.

The Board discussed legal guidance received from Association counsel regarding:

- Rules governing common areas and common elements.
- Encroachments into common areas.
- Registration requirements for owners, tenants, and occupants using Association amenities.
- Consistent enforcement of Association rules.
- Compliance periods versus grandfathering existing conditions.

Counsel advised that reasonable compliance periods may be permitted; however, grandfathering of nonconforming installations is generally not recommended if uniform enforcement is intended.

The Board also discussed enforcement procedures and the need for committees established in accordance with the governing documents and applicable Florida Statutes when required.

The Board agreed that additional information, including resident survey results, should be made available before taking further action on landscaping-related matters.

No formal action was taken.

Landscaping and Common Area Plantings

The Board discussed landscaping, planters, decorative items, and other owner-installed improvements located within common areas.

Discussion included:

- Clarification of common area boundaries.
- Owner responsibility for landscaping installed within common areas.
- Possible assistance from legal counsel in drafting language concerning common-area improvements.
- Compliance periods if enforcement becomes necessary.

- The importance of consistency and uniform enforcement throughout the community.

The Board acknowledged that landscaping throughout the community was significantly impacted by the 2024 hurricane and that current budget constraints limit the Association's ability to fully restore all affected areas at this time.

Various concepts were discussed, including:

- Development of a community landscaping plan.
- Phased restoration efforts.
- Voluntary owner-funded enhancements in designated common areas.
- Clarification that owner contributions do not create ownership rights in Association common elements.

Motion: Defer further consideration of landscaping and common-area planting issues until completion of the governing documents revision project.

No Action taken

New Business

Dryer Vent Cleaning

The Board reviewed proposals for dryer vent cleaning services for the Association's 88 units.

Proposals reviewed included:

- Affordable Work Solutions – **$1,075.00**
- Prior estimate on file – **$3,519.00**
- Lint Man estimate on file – **$8,000.00**
- Additional estimate on file – **$5,200.00**

The Board discussed allowing owners to provide proof of recent dryer vent cleaning for possible exemption from the Association service.

Motion: Approve Affordable Work Solutions for dryer vent cleaning in the amount of $1,075.00.

Motion by: Cathy
Seconded by: Jeri
Vote: All in favor.
Motion Passed.

Sale of Excess Association Furniture

The Board discussed the sale of surplus Association property consisting of extra chairs and side tables.

A bid in the amount of **$500.00** was received.

The Board discussed using proceeds from the sale for landscaping improvements and other small Association projects.

Motion: Approve the sale of surplus furniture for $500.00.

Vote: All in favor.
Motion Passed.

Parking Lot Repair

The Board discussed a safety concern involving a hole located in a parking space near the curb in front of Building 9.

The area had been secured with a cone pending repair.

An estimate in the amount of **$2,750.00** was received from Parking Lot Services (PLS).

Motion: Approve Parking Lot Services to complete the repair work in an amount not to exceed $2,750.00.

Motion by: Jeri
Seconded by: Elizabeth
Vote: All in favor.
Motion Passed.

During discussion, Elizabeth requested that the Board review reserve study projections and obtain estimates for future full parking lot asphalt replacement costs to assist with long-term planning.

Unit 603 Plumbing Project Update

The Board reported that Spencer Plumbing is scheduled to begin work. A tentative start date is anticipated within five business days during June or July, pending final scheduling and coordination with the unit owner.

No Board action was required.

Unit 603 Post-Repair Cleaning

The Board reviewed an estimate from Nicole, owner of Coastal Cleaning, for post-repair cleaning services following completion of the Unit 603 plumbing project.

Cost: $100.00

Motion: Approve Coastal Cleaning for post-repair cleaning services.

Motion by: Jeri
Seconded by: Wendy
Vote: All in favor.
Motion Passed.

Unit 603 Temporary Storage During Repairs

The Board reviewed a proposal from Care Package Services Moving and Storage for temporary relocation and storage of personal property during the Unit 603 repair project.

Estimated charges included:

- Service charge: $155.00
- Labor: $155.00 per hour
- Estimated labor: two hours
- Storage: $100.00 per day
- Wardrobe boxes: $5.00 each

Motion: Approve Care Package Services Moving and Storage and authorize expenditures necessary to complete the repair project in an amount not to exceed $965.00.

Motion by: Jeri
Seconded by: Wendy

Vote: All in favor.
Motion Passed.

Open Forum

Residents were provided with an opportunity to address the Board.

Dan Anderson

Mr. Anderson expressed concern that vendor bids associated with Board actions had not been posted on the Association website.

Mr. Anderson also expressed concerns regarding costs associated with the Unit 603 repair project, including plumbing work, storage, and cleaning services.

The Board acknowledged the comments for the record.

Adjournment

There being no further business, a motion was made to adjourn the meeting.

Motion by: Jeri
Seconded by: Cathy
Vote: All in favor.

The meeting was adjourned at approximately **7:00 PM**.

Submitted by: Cathy McCullough

Secretary