

**FIRST DRAFT**  
**Minutes**  
**Board of Director's Meeting**  
**Budget Adoption Meeting Part I**  
**650 Island Way Condominium Association, Inc.**  
**December 12, 2024**

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The Meeting was held at the Ameri-Tech Community Management Office at 24701 US Highway 19 N Suite 102\_Clearwater, FL 33763 and Via Zoom. The Board Members present for the Town Hall were: Darcy Wells, Elizabeth Eiselein, John De Flumeri, Claire Koch and Joe Petrucci (via Zoom). Also, in attendance were Gina Mistretta, LCAM and Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with a few owners on site and via Zoom. Darcy Wells set motion to begin meeting at 5:35pm, Claire Koch made 2<sup>nd</sup> motion to begin.

**1. Certify Quorum of Board & Membership**

Quorum of meeting not met. Sufficient proxies were not received for meeting to Vote on Agenda Items 3 & 4. 22 Proxies were received. 29 were required.

**2. Proof of Notice of the Meeting**

Notice of Meeting was posted on 650 Property Bulletin Board and also sent via USPS mail within required time parameters to all Owners.

**3. Vote to Waive Financial Reporting**

*Unable to vote on item due to sufficient Proxies were not received.  
In Recess on 12/12/2024 at 5:35pm.*

**4. Vote to Roll Over Excess Funds**

*Unable to vote on item due to sufficient Proxies were not received.  
In Recess on 12/12/2024 at 5:35pm.*

**5. Board Approval of 2025 Annual Budget**

2025 Annual Budget was approved. The Budget only requires a Board Vote to approve. John DeFlumeri motioned to approve the 2025 Annual Budget. Darcy Wells made 2<sup>nd</sup> motion to approve the 2025 Annual Budget. All HOA Fees will remain the same for 2025.

**6. Adjournment**

Meeting went into Recess at 5:53pm due to insufficient proxies received to Vote on Agenda Items 3 & 4. Elizabeth Eiselein motioned to Recess the meeting, Claire Koch made second motion for meeting to Recess and be continued.

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**December 13, 2024**

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Part II (continuance from Recess on December 12, 2024) of the meeting was held on Friday – December 13. In attendance were Darcy Wells, John DeFlumeri, Tim Hendrix, LCAM. Meeting was held at 650 Island Way, Clearwater Beach, FL 33767. Meeting began with first motion to begin by Darcy Wells at 11:25am with John DeFlumeri providing a second motion to begin.

Proxies were collected and counted.

Sufficient proxies were received to Vote on Agenda Items 3 & 4.

32 Proxies received in total. Quorum met.

**3. Vote to Waive Financial Reporting**

Passed.

Vote to waive financial reporting: 30 yes, 2 no

**4. Vote to Roll Over Excess Funds**

Passed.

Vote to roll over excess funds: 32 yes, 0 no

Meeting adjourned at 11:27 am. First motion to adjourn by John DeFlumeri with a second motion to adjourn by Darcy Wells.

Budget Adoption Meeting Complete.

**Please Note:**

**These minutes are PENDING APPROVAL at our next scheduled meeting.**