

FIRST DRAFT
Minutes
Board of Director's Meeting
650 Island Way Condominium Association, Inc.
April 10, 2025

Call Meeting to Order

The Meeting was held at the Clearwater Marine Aquarium and Via Zoom. Board Members present were: John DeFlumeri, Dennis Stevens, Elizabeth Eiselein, Claire Koch and Darcy Wells joined by Zoom. Also, in attendance were Tim Hendrix, LCAM from Ameri-Tech Community Management Inc. along with several owners on site and via Zoom. President, John DeFlumeri set the meeting in motion at 6:05pm, 2nd motion provided by Elizabeth Eiselein. All in favor, Yes.

(1) Certify quorum of Board and Membership

Yes

(2) Proof of Notice of Meeting

Yes

Notice was sent via USPS. Meeting notice was also posted on property on both glass bulletin boards along with an email sent to all owners on Tuesday – March 27, 2025. All time requirements were met for this meeting.

Business to Discuss

(1) Discussion and Approval of Special Assessment for Siding and Roof

Floors 1-7 - \$18,922.00 (2 payments of \$9,461.00)

Floor 8 - \$24,310.00 (2 payments of \$12,155.00)

First payment will be due August 1, 2025

Second payment will be due March 1, 2026

Presentation and General Discussion by Board and Owners.

(2) Discussion of Siding Choices

Motion to approve Special Assessment of \$1.1m along with installing Hardie Plank on the 650 Building:

John DeFlumeri – YES Vote

Elizabeth Eiselein – YES Vote

Dennis Stevens – YES Vote

Darcy Wells – YES Vote

Claire Koch – YES Vote

(3) Other Business

No other business.

Adjournment

John DeFlumeri motioned to close the meeting with a 2nd motion by Elizabeth Eiselein.

Meeting concluded 7:15pm.

All in favor, Yes.

Please Note:

These minutes are PENDING APPROVAL at our next scheduled meeting.