

Admiralty Club Condominium
Minutes/board meeting 4/29/2025
Pelican Lounge 3606 S. Peninsula

1. Call to Order 9;04
2. Roll Call
Mike, Lisa. John, Gary, Tony and Dean, Wade and John by Zoom
CAM Laura
3. Dave: Finishing drip edge for front east hedge. Replaced sprinkler with pop ups, Roof all the old boxes are down, now removing the remaining plastic tubing and wiring.
Accounts payable discussed and John approved payment. HOA Works to send Mike and Dean bills to see how that system works.
Two counts receivable remain unpaid and contact has been made to the owner.

OLD BUSINESS;

1. Railings, waiting for Hillers inspection report on him setting contractors appointments to re-inspect project for bids..
2. Audit still no response from CLA. We have a letter from an accounting service for us to engage them, we will follow up to see if offer is still open..
3. Data is beginning to be uploaded to the new HOA software for Admiralty Club owners are setting up their accounts and ability to pay online.
4. Car Port contractor hired and materials have been delivered work scheduled to begin in late May.
- 5, Seawall, project is currently on limbo as we gather further data.
6. Board Notebook work in progress.
- 7, Front Door Mike has made a temporary fix which is working and we are waiting for ABC inspection..

NEW BUSINESS

8. In the process to stabilize our Association Documents all members of the board are being furnished with copies of the current rules and regulations. Beginning with the meeting the end of May board will dedicate 15-30 minutes per meeting to redraft and amend the rules as they currently exist.

Motion to adjourn by Wade 2nd, Tony meeting adjourned 10;10

EXECUTIVE SESSION Held at 10:30 AM on April 29,2025.

These minutes are generated to discuss and document the substance of our executive session on April 29,2025. Notes are taken during executive sessions to document the discussions and decisions made. However, these minutes are usually kept confidential and are only accessible to the participants of the executive sessions.

Two items were addressed in executive session the first is a policy and procedure to pursue legal action on several accounts that are approaching 90 days delinquent. The secretary sent an email to our attorney asking for some cost and guidance on the procedure to be taken. We will await on the matter pending a response from counsel. Further action and discussion for next board meeting

Secondly we met with the insurance company to go over the proposal for our insurance in the upcoming year. This issue is always a problem as budget year begins on January 1 of the current year yet we can not obtain any cost proposal on insurance until approximately 30 days prior to our coverage date of May 5. This is a problem as insurance rates have been unstable with vast fluctuations in price. with absolutely no consistency or predictability between years, The board was provided copies of this years insurance proposal and a further discussion will be undertaken during the next board meeting.