

ADMIRALTY CLUB CONDOMINIUM

Board Special Meeting 9/21/2026

Pelican Lounge, 3606 S. Peninsula Dr

MEETING MINUTES

Mike Mikelic called the meeting to order at 9:00am.

Roll Call- Mike Mikelic, President and Dean Duncan, Secretary, were in attendance. John Ryker, Treasurer, Gary Pastwa, Director, Wade Aylor, Director, Lisa Wingert, Vice President and Anthony Sturman, Director, attended via Zoom. Karen Birdsall, Office Administrator/CAM, was also in attendance.

Approval of Prior Minutes- Mike Mikelic moved to approve September 16, 2026, meeting minutes. Lisa Wingert seconded, all were in favor, the motion passed.

Board Member's Report- Nothing at this time.

New Business- Board Resolution - Electronic Voting – After some discussion about pricing and feedback from the attorney, Karen read the resolution and at that time Mike Mikelic moved that the Board of Directors adopt Resolution 2026-921, authorizing electronic voting for the Association in accordance with applicable Florida law and the Associations Governing Documents. Dean Duncan seconded, all were in favor, the motion passed.

Open Forum- No comments at this time.

Adjournment- Lisa Wingert moved to adjourn the meeting at 9:15am. Wade Aylor seconded, all were in favor, the motion passed.

*Respectfully submitted for and verified as accurate by the Association Secretary.

ADMIRALTY CLUB CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION AUTHORIZING ELECTRONIC VOTING

WHEREAS, the Board of Directors of Admiralty Club Condominium Association, Inc. (the "Association") recognizes the benefits of providing owners with a convenient and efficient method of participating in Association elections and other matters requiring a vote of the membership; and

WHEREAS, the Board desires to establish procedures allowing eligible unit owners to cast ballots electronically, to the extent permitted by the Association's governing documents and applicable Florida law; and

WHEREAS, the Board intends that electronic voting provide reasonable measures to verify the identity and eligibility of voters, maintain the confidentiality and integrity of ballots where required, and accurately record and tabulate votes;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Admiralty Club Condominium Association, Inc. hereby authorizes the Association to conduct membership voting electronically, including elections of directors and other matters submitted to the membership for a vote, to the extent permitted by applicable law and the Association's governing documents.

BE IT FURTHER RESOLVED, that electronic voting may be conducted through an electronic voting platform or other method selected by the Association that is capable of providing appropriate safeguards for voter authentication, ballot integrity, vote tabulation, and recordkeeping.

BE IT FURTHER RESOLVED, that participation in electronic voting shall be subject to any consent, authorization, notice, deadline, or other requirement imposed by applicable law or the Association's governing documents.

BE IT FURTHER RESOLVED, that the Association shall provide eligible owners with reasonable notice and instructions regarding the electronic voting process, including the deadline for casting ballots and any information necessary to access the electronic voting system.

BE IT FURTHER RESOLVED, that the President, Secretary, Community Association Manager, or other authorized representative of the Association is hereby authorized to take such actions as may be reasonably necessary to implement this resolution and administer electronic voting on behalf of the Association.

BE IT FURTHER RESOLVED, that all electronic voting records shall be maintained in accordance with applicable law and the Association's record-retention requirements.

ADOPTED by the Board of Directors of Admiralty Club Condominium Association, Inc. on this 21 day of SEPT 2026.

BOARD OF DIRECTORS

Michael Mendel

President

Vice President

Secretary

Dean Duncan

Treasurer

Director