

Villa Del Mar Condominium Association of Clearwater, Inc.

Annual Meeting Minutes

December 5, 2024

24701 UH Hwy 19 North Clearwater, FL 33763

Via Zoom

Nancy Allen, President
Jerry Hoffman, Vice President, Secretary
Pat Perzel-Geller, Treasurer

Corey Palmer, Manager
Ameri-Tech Community Mgt
(727) 726-8000, ext. 357
cpalmer@ameritechmail.com

Call to Order

Meeting was called to order at 6:27 PM

Appoint Chairperson of the Meeting

Corey Palmer acted as chairperson

Proof of Notice of the Meeting

Meeting notice was mailed in accordance with Florida Statutes and posted onsite.

Certifying of Proxies & Establish Quorum

Quorum was established through proxy and attendance.

Read or Waive Minute of Last Members' Meeting

Motion made and properly seconded to approved last year minutes as presented. Motion carried.

Candidates Have Read and Agree to Abide by Association Documents

All candidates confirmed they have read Association Documents and agreed to abide by same. Proper board certification agreed to be achieved as required by Florida Statutes.

Election of Directors

Number of candidates running for the board did not exceed the number of vacancies.

Reports of Officers and Committees

- 1) Upcoming fire sprinkler inspection due in January
- 2) Based on last fire inspection, 170 heads will need to be replaced as they failed inspection.
- 3) Smoke detectors have been replaced at a savings thanks to Nancy and John Allen.
- 4) Emergency light fixtures have been replaced
- 5) Lobby exit signs are inspection by Piper Fire.
- 6) Delaware Elevator is being replaced.
- 7) Spa heater has been replaced.
- 8) Hurricane Issues
 - a. Vents to be replaced after roof repairs are completed
 - b. Roof tiles to be replaced and may be replaced with a metal roof.
 - c. Gutter on South side of garage being considered.
- 9) Pint peeling areas will be repainted

- 10) Plants by the pool are dead from salt water
- 11) Security panels for lobby entry to be replaced.
- 12) Drywall quotes will be received pending wall repair.

Unfinished Business

No Unfinished Business

New Business

- Open Forum:
 - Additional discussion regarding community improvements were discussed.
- Seating of New Board
 - By Proclamation board members will be Nancy Allen, Jerry Hoffman and Patricia Perzel

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 6:52.
Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*

Villa Del Mar Condominium Association of Clearwater, Inc.

Organizational Meeting Minutes

December 5, 2024

24701 UH Hwy 19 North Clearwater, FL 33763

Via Zoom

Nancy Allen, President
Gerald Hoffman, Vice President, Secretary
Pat Perzel-Geller, Treasurer

Corey Palmer, Manager
Ameri-Tech Community Mgt
(727) 726-8000, ext. 357
cpalmer@ameritechmail.com

Call to Order

Meeting was called to order at 6:52 PM

Appoint Chairperson of the Meeting

Corey Palmer was appointed as Chairperson

Appoint Officer Positions

Officer positions were designated as follows: Nancy Allen, President; Jerry Hoffman, Vice President,; Pat Perzel-Geller, Treasurer Secretary

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 6:55 PM. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*

Villa Del Mar Condominium Association of Clearwater, Inc.

Budget Meeting Minutes
December 5, 2024
24701 UH Hwy 19 North Clearwater, FL 33763
Via Zoom

Call to Order

Meeting was called to order at 6:03 PM

Proof of Notice

Meeting notice was mailed in accordance with Florida Statutes.

Certify Quorum of the Board and Membership

Quorum was not established through proxy and attendance. Annual meeting will reconvene January 9th 2025.

Vote to Waive Financial Reporting

Majority vote confirmed to waive financial reporting to be recounted when meeting reconvened.

Vote to Roll Over Excess Funds

Majority vote confirmed to roll over excess funds to be recounted when meeting reconvened.

Board Approval of 2024 Annual Budget

Pat Perzel-Geller, Treasure gave a presentation of the proposed budget. Motion made and properly second to approve the 2025 budget as presented. Motion carried.

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 6:26 PM. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*