

Villa Del Mar Condominium Association of Clearwater, Inc.

Annual Meeting Minutes

December 4, 2025

24701 UH Hwy 19 North Clearwater, FL 33763

Via Zoom

Gerard Dennis, President
Jerry Hoffman, Vice President, Secretary
Daniel Sadeh, 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 6:36 PM

Appoint Chairperson of the Meeting

Gerard Dennis 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) Sprinkler leak has been repaired and insurance activity is ongoing.
- 2) Fire Extinguishers were inspected as required.
- 3) Franch drain installed along the south side of the garage.
- 4) New landscaping company has been hired
- 5) Lighting project complete.
- 6) Electric lines project ongoing
- 7) Parking: guests should use guest tags especially during holidays.
- 8) Audit must be done.
- 9) Dock lighting in process

- 10) Security: Proper signs are posted for no trespassing and police action should be used if necessary.
- 11) Shutter rules will be reviewed.
- 12) A new fire company is repairing underground leak in the fire suppression system.

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 Gerard Dennis, Jerry Hoffman and Daniel Sadeh

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 7:31.
Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*

Villa Del Mar Condominium Association of Clearwater, Inc.

Organizational Meeting Minutes

December 4, 2025

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Via Zoom

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Daniel Sadeh, Treasurer

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Call to Order

Meeting was called to order at 7:32 PM

Appoint Chairperson of the Meeting

Gerard Dennis was appointed as Chairperson

Appoint Officer Positions

Officer positions were designated as follows: Gerard Dennis, President; Daniel Sadeh, Vice President, Jerry Hoffman, Treasurer Secretary

Adjournment

Having no further business to discuss, motion made and properly seconded to adjourn at 7:53 PM. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*

Villa Del Mar Condominium Association of Clearwater, Inc.

Budget Meeting Minutes

December 4, 2025

24701 UH Hwy 19 North Clearwater, FL 33763

Via Zoom

Call to Order

Meeting was called to order at 6:01 PM

Proof of Notice

Meeting notice was mailed in accordance with Florida Statutes.

Certify Quorum of the Board and Membership

Quorum was established through proxy and attendance.

Vote to Waive Financial Reporting

Majority vote confirmed to waive financial reporting.

Vote to Roll Over Excess Funds

Majority vote confirmed to roll over excess funds.

Board Approval of 2026 Annual Budget

Jerry Hoffman gave a presentation of the years financial status following the hurricanes. Motion made and properly second to approve the 2026 budget as presented. Motion carried.

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 6:35 PM. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*