

Villa Del Mar Condominium Association of Clearwater, Inc.

Special Meeting
June 29, 2026
24701 US Hwy 19 North
Clearwater, FL 33763
Via Zoom

Gerard Dennis, President
Daniel Sadeh, Vice President,
Jerry Hoffman, Treasurer / Secretary

Corey Palmer, Manager
Ameri-Tech Community Mgt
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Call to Order

Meeting was called to order at 5:02 PM

Proof of Notice of the Meeting

Notice sent in compliance with Florida Statute.

Conform Quorum of Board and Membership

Quorum of board and membership confirmed.

Board Discussion of Pending Project

Board discussed the installation of gates at the entrance and exit of the garage for security purposes and to prevent trespassing.

Vote to Approve Material Alteration

Currently there is not a 75% approval for the material alteration. Meeting will be reconvened on September 14th at 5:00 PM at Ameritech 24701 US Hwy 19 North Clearwater, FL 33763

New Business

Motion made and properly seconded to approve May meeting minutes. Motion carried.

Presidents Report

1. Southeast gate completed. Lock to be installed soon.
2. Northeast gate sill in process
3. Duke Energy project complete but major landscape problems will be necessary to repair.
4. Cellular phone installation for elevator emergencies in process
5. Deliveries may require a door code. Giving that out would be an owner preference.
6. Garage leak repair in the roof has been completed
7. Fire sprinkler bypass in process
8. Pool work completed
9. Floating docu on hold
10. Units for sale discussed
11. Pest control rodents have been resolved.
12. Doors and windows in rash hallway are owner responsibility. Outside doors are an HOA responsibility.
13. Fining committee being considered

Vice Presidents Report

1. No report

Treasurer Report

1. Operating account with \$64,136 and \$556,368 in Reserves
2. Flood insurance claim ongoing.
3. Pending expenses will be partly covered by reserves but a special assessment could be an option.

Adjournment

Having no further business to discuss, motion properly made and seconded to adjourn at 6:16. Motion carried.

Respectfully Submitted, *Villa Del Mar Board of Directors*