

Minutes Annual Board Meeting

SATURDAY, OCTOBER 25, 2025

AT 12:00 PM

At the Clubhouse
2024 Royal Bay Blvd
Kissimmee, FL 34746

DARLENE DINAN is inviting you to a scheduled Zoom meeting.

Topic: Annual Board Meeting for Owners

Time: Oct 25, 2025, 12:00 PM Eastern Time (US and Canada)

Join Zoom

Meeting <https://us06web.zoom.us/j/81093475141?pwd=9RWiNRNvuiD9UL4uI5MYJIJOdM0tzw.1>

Meeting ID: 810 9347 5141

Passcode: 668564

One tap mobile

+19292056099,,81093475141#,,,*668564# US (New York)

+13017158592,,81093475141#,,,*668564# US (Washington DC)

AGENDA

Attended

Board Members

Darlene Dinan, President, Secretary
Jerry McCarthy, Vice President,
Nelson Gonzalez, Treasurer,
Director Mike Hart
Director James Kimble

Darlene Dinan 79,107,80,62,78, 71 Jerry McCarthy 63,
Nelson Gonzalez 64, Michael Kaminski 67, Robert Volpi 144,
Jerilynn Taylor 102, Randy Dinan 73, Joanne & Ken Nelson 99, 100,
William Murphy 24, Claudia Amato 91, Mary White 9, Mike Hart, 128
Claudia Dundas 91, Angelo Cueva 39, A. Garzon 65

Call to Order Meeting

The meeting started Oct 25, 2025 at 12:03 pm. . I would like to thank everyone for attending this Annual Meeting.

Proof of Notice was mailed and emailed to everyone. It was posted at the Clubhouse on Oct 7, 2025.

Roll Call Board Members

Darlene Dinan
Jerry McCarthy
Nelson Gonzalez

I make a motion to approve the April 22, 2025, minutes. Nelson seconded it, and everyone was in favor to approve the Minutes for April 22, 2025 Meeting

Treasurer's Report

Operating account \$221,144.75

Special Assessment Porches \$289,000.00

Savings \$35,138.00

Reserves \$204,807.19

Delinquent Accounts 14 for \$26,603.55

AGENDA

New Business:

- The current board members will continue Darlene Dinan as President and Secretary, Jerry McCarthy as Vice President, and Nelson Gonzales as Treasurer
- Increasing our reserves to 10% for now, to January, to get FHA loans. We were just a little below the 10%. I make a motion to **approve the 10%** Nelson seconds it **Darlene, Nelson, and Jerry approve it..**

We had a very successful year by avoiding a management company that made significant mistakes in paying for work that wasn't done and mishandling our money. We are saving a lot by not having to pay for fire equipment and its monthly fees, and repairs, which would have cost us thousands. Our money is now in a high-interest-bearing account at 4% interest.

- Our dues will remain the same \$350 Monthly. We are in good shape financially. I make a motion to **approve the 2026 Budget**. Nelson seconds it and **Darlene, Nelson, and Jerry approved it**

- We hired a new attorney, Keegan Berry, for the lawsuit against Sunrise Deck and Dock for \$467,274.00 for payments they received, but didn't build the other 19 porches.

We are having this attorney look into Marcelo's breach of contract by not building our porches and by failing to make repairs to some of the porches he built.

We have been getting new bids to build our porches, but their contract are so bad we cannot hire them.

- We purchased a used golf cart for \$3,200. The old one was not very reliable, but it looks like it is working fine now.
- Pool equipment got all new wiring for \$5,000.00
- New wiring for the Fountain light.

We are getting bids to clean the gutters and install a leaf catcher over them. It looks like we will have enough money in our operating account to cover this expense without a special assessment.

Susan has our Clubhouse beautifully decorated for Halloween, and it will be decorated for Christmas and Easter as well. Owners commented that they like our complex, and everything was looking good. They are pleased with all that the board is doing.

Does anyone have any questions? Questions were asked and answered. Looking into replacing the playground equipment. Concerns about when the porches will be completed.

Adjournment was at 12:49 pm.

Minutes were done by Darlene Dinan. On 10/25/2025