

Eastwood Pines Association
Annual Budget Meeting
Ameri-Tech Community Management
24701 U.S. Highway 19 N, Suite 102, Clearwater, FL 33763
Monday, October 21, 2024, 6:30 pm

Attendance:

Josh Shawver, President
Cassandra Koerts, Vice President
Kimberly Hagan, Treasurer
Patty Przywara, Secretary

Glenn Hio, Director (absent)
Gina Mistretta, Ameri-Tech Community
Management

Meeting called to order at 6:55 pm by P. Przywara. Quorum established. Proof of meeting notice confirmed by G. Mistretta, Property Manager for October 7, 2024.

Vote to Waive Fully Funding of Reserves:

44 proxies received. 44 yea votes, zero nay.
VOTE PASSED to partially fund reserves.

Vote to Waive Financial Reporting of Audit:

44 proxies received. 42 yea votes, 2 nay.
VOTE PASSED to waive financial audit requirement for 2024.

Budget Discussion:

J. Shawver reviewed the 2025 budget under proposal.

Flood Insurance: Association will transition to self-insurance for flood hazard policies. Funds previously designated for flood insurance will be redirected to a reserve account to cover structural damage to buildings. Residents will continue to secure their individual policy covering personal items.

Lift station: in anticipation of lift station replacement by the Property Owners Association (POA), the Association has set aside funding through building maintenance.

Insurance: reviewing policies to keep insurance costs down: such as coverage, deductibles, providers.

Budget:

Motion to approve 2025 Budget as presented made by C. Koerts, seconded by K. Hagan, motion passed approving 2025 budget. Maintenance will remain \$625 monthly, due on the first of the month.

Homeowner Forum:

Discussion on hurricane damage and consideration for repairs which will take time for insurance review, contractors, and availability of materials.

Adjournment:

Motion to adjourn the meeting at 7:25 pm by K. Hagan, seconded by C. Koerts, meeting adjourned

Respectfully submitted,

Patty Przywara

Secretary