

**SHORELINE TERRACE 1 ASSOCIATION, INC.  
BOARD OF DIRECTORS REGULAR MEETING MINUTES**

DATE: **Tuesday, May 23, 2023, at 2pm**  
PLACE: PBC Clubhouse  
701 Perico Bay Blvd.  
Bradenton, FL 34209

CALL MEETING TO ORDER & PROOF OF NOTICE: The meeting was called to order at 2:08pm. Proof of notice was confirmed in accordance with FL ST 718 and the governing documents.

ROLL CALL & DETERMINATION OF QUORUM: A quorum was established with the following members present; Vin Kaminski, Dave Crowley, and Pauline Fleischer. Teresa Benoit joined the ZOOM at 2:29pm.

APPROVAL OF PREVIOUS MINUTES: **MOTION** made by Dave, seconded by Vin to approve the April 18, 2023, meeting minutes as presented. **MOTION** passed unanimously.

President's Report:

- Carports were repaired. There are two small pieces still to be ordered.
- West Boardwalk assessment is likely from PBC Board. More information at their board meeting on 6/6. Predicted assessment in the amount of \$480 per unit.
- Landscaping continues to be monitored as we enter the rainy season.

Treasurer's Report

- Dave reported from the April 30, 2023, financial statements.
- **MOTION** made by Vin, seconded by Pauline to accept the report as presented. **MOTION** passed unanimously.

Committee Reports: No report.

UNFINISHED BUSINESS: Maintenance Items

- Streetlamps (20) to be replaced. The cost is \$1,000. **MOTION** made by Pauline seconded by Dave to approve the expense up to \$1,200. **MOTION** passed unanimously.

NEW BUSINESS:

PLEASE NOTE THAT A SPECIAL ASSESSMENT MAY BE CONSIDERED AND VOTED ON BY THE BOARD OF DIRECTORS AT THIS BOARD MEETING. THE NATURE OF THIS SPECIAL ASSESSMENT IS TO FUND THE 2023 INSURANCE PREMIUM. IF APPROVED BY THE BOARD OF DIRECTORS, THE SPECIAL ASSESSMENT AMOUNT WILL BE \$42,448. THE \$42,448 WOULD BE DIVIDED BY 33 OWNERS. THE SPECIAL ASSESSMENT PER UNIT WOULD BE \$1,286. THE REMAINING FUNDS WILL COME FROM THE ASSOCIATION CURRENT BUDGETED OPERATING FUNDS

**MOTION** made by Vin, seconded by Pauline to approve a special assessment to cover the insurance premium short fall in the amount of \$1,300 per unit, due by July 15<sup>th</sup>, 2023, or at the time of a sale (change or ownership), whichever happens sooner. **MOTION** passed unanimously.

Next Meeting Date: Likely end of June or beginning of July, pending PBC Board assessment information.

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 2:45pm.

Submitted by: Nicole Banks, CAM Sunstate Management for the Board of Directors