

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

DATE: **Tuesday, February 18, 2025, at 2:30pm**
PLACE: PBC Clubhouse
1292 Perico Bay Blvd.
Bradenton, FL 34209

MINUTES

1. CALL MEETING TO ORDER & PROOF OF NOTICE: The meeting was called to order at 2:31pm. Proof of notice was provided in accordance with FL ST and the association's governing documents.
2. ROLL CALL & DETERMINATION OF QUORUM: A quorum was established with the following board members present; Dave Crowley, Vin Kaminski, Teresa Benoit, and Brad Wagner.
3. APPROVAL OF PREVIOUS MINUTES: MOTION made by Brad seconded by Dave to approve as presented. MOTION passed unanimously.
4. Insurance Review: Jeff Taylor, NEU (Northeast Underwriters)
 - a. Jeff provided a brief introduction.
 - b. Jeff explained the current and past few years of the condominium insurance market.
 - c. **MOTION** made by Dave, seconded by Brad to change agent of record from Chuck Waterhouse to Jeff Taylor. The Board will sign the AOR letter. MOTION passed unanimously.
5. UNFINISHED BUSINESS: Maintenance Items
 - a. Insurance appraisal is due for 2025. Last completed by Staebler in 2022.
 - b. Landscaping Report: Pam Crowley
 - i. **MOTION** made by Brad seconded by Teresa to approve front landscaping (sod, plants, trees) for all three buildings in the amount of \$10,000 and Prestige for mulch not to exceed \$2,000. MOTION passed unanimously.
 - c. Follow up with A to Z (Humberto) for previously approved items. (Nicole to follow up. Vin is the contact).
6. 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 HURRICANE MILTON REPAIR EXPENSES. IF APPROVED, THE SPECIAL ASSESSMENT WILL BE \$1,500 PER UNIT, DUE BY 3/15/25. **MOTION** made by Brad, seconded by Dave to approve as presented. MOTION passed unanimously.
7. Next Meeting Date: March 18th at 2:30pm.
8. ADJOURNMENT: With no further business to discuss, the meeting adjourned at 3:25pm.

Submitted by:

Nicole Banks, CAM Sunstate Management

For the Board of Directors