

Spring Lake Homeowners Association of Palm Harbor, Inc.

2024 Annual Members Meeting

February 19, 2024, Meeting Minutes

Call to Order

Mary Hadnott, President of the Board of Directors, called the meeting to order at 5:19pm. In attendance, on behalf of the Board of Directors was Mary Hadnott, President; Chris Witaszek, Vice-President; and Robert Brunelle, Secretary/Treasurer.

A quorum of the board was established.

Also in attendance, on behalf of Parklane Real Estate, John Lamont, Property Manager.

4 members were represented in person; 4 members were represented by proxy. A quorum of association membership was established in accordance with Florida Statutes 720.306(1)(a).

Proof of Notice

A letter was mailed out via United States Postal Service to all association members more than 14-days in advance in compliance with Florida Statutes 720.306(5). In addition, notice was posted at the Tall Pines Clubhouse more than 14-days in advance.

Last Meeting Minutes

Mr. Brunelle made a motion to waive the reading of last year's annual minutes; Mr. Witaszek seconded. All in favor. Motion unanimously passed.

Committee Reports – None

Old Business

The board of directors met on February 19th, 2024, to vote on approving the Fiscal Year 2024/25 budget. The monthly member dues were increased to \$240.00 per unit effective March 1st, 2024.

New Business

Per Florida Statutes 720.306 (9)(a) "An election is not required unless more candidates are nominated than vacancies exist." There was 1 vacancy and 1 nominee. Mr. Brunelle was re-elected to a 3-year term per the community By-Laws in an uncontested election.

The Board of Directors discussed the possibility of amending the Declarations to add Late Fee assessments against association members who fall behind on their dues. Due to more pressing financial matters, the Board decided not to move forward with such an amendment at this time.

Next Meeting

Next Board of Directors meeting is currently to be determined.

Adjournment

Mr. Witaszek motioned to adjourn the meeting at 5:33PM; Mr. Brunelle seconded. Motion unanimously passed. Meeting adjourned.

Organizational Meeting

Mary Hadnott (term expiring 2026) was selected unanimously to serve as President of the Board of Directors. Chris Witaszek (term expiring 2025) was selected unanimously to serve as Vice-President. Robert Brunelle (term expiring 2027) was selected unanimously to serve as Secretary/Treasurer.