

Prelude 80 Condominium

2017 Budget Adoption Meeting, November 16, 2016
At Ameri-Tech Community Management Office, Clearwater
Subject to approval at the next board meeting

Jim Barr, President
Julie Wu, Vice President
John Campion, Treasurer
David Jelaso, Secretary
Lothar Erdtmann, Director

Scott Vignery, LCAM
Community Manager
Ameri-Tech Community Management
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A Quorum of Board members was present: Lothar Erdtmann, David Jelaso, Julie Wu
Board members excused: Jim Barr, John Campion
Owners present: Mike and Linda Baisley; Jim and Barbara Nixon

Scott Vignery called the meeting to order at 6:02 p.m.

The purpose of the meeting was to report the results of the following two items: Financial Reporting Waiver and to Waive Fully-Funded Reserves for 2017. Of 40 owners who turned in proxies, all 40 voted to waive the Fully-Funded Reserves and 38 voted to waive the Financial Statement for the 2016 fiscal year. Julie Wu moved and David Jelaso, seconded, and the Board voted unanimously on the measures.

After allowing questions from the owners, particularly from Mike Baisley, about the absence of a budgetary item about landscaping...and the ensuing answer from Scott Vignery that there is some discretionary money in Account #5400, Lawn Service Contract, for nominal landscaping needs by the committee, David Jelaso, moved, and Lothar Erdtmann, seconded, to accept the 2017 Proposed Budget. The Board approved it unanimously. This means that the monthly maintenance fee for 52 units remains at \$646.81, while Unit 1C will pay \$472.98 per month.

The meeting was adjourned at 6:10 p.m., with a motion by Julie Wu and seconded by David Jelaso. The Board voted unanimously on the motion.

Julie Wu
Acting Secretary