

Prelude 80 Condominium Association

Board of Directors Meeting
October 23, 2017 at 3:00 pm
Minutes – Subject to Approval

John Corlito, President
Mike Baisley, Vice-President
John Campion, Treasurer
Sarah Caudell - Director
John Gannon – Director

Scott Vignery
Community Manager
Ameri-Tech Community Management
727-726-8000 Ext. 22

Attendance: Glenn Caudell, Jim and Barbara Nixon, Jeanette Corlito, Russell Judge, Julie Wu, Steve and Marylee Bays, and Linda Baisley (recording secretary)

The Board Meeting of the Association was held for the purpose of final approval and adoption of the 2018 Budget, as well as the establishment of the annual assessment and/or maintenance fee(s) scheduled for the 2018 calendar year.

1. Call to Order to Establish Quorum

John Corlito called meeting to order and a quorum was established.

Questions were raised regarding the Proxy mail out. Scott will give George additional blank proxies. A reminder will be posted in the elevator to ensure people submit their proxy, if they aren't planning to attend the November 1 meeting. It's important to note that should the vote not be waived condo fees will increase by \$218/month.

Discussion surrounded Account 6400 increasing the maintenance and personnel budget.

Mike Baisley moved, John Corlito seconded the Board use the increase to hire a cleaning service on a bi weekly basis. Carried

2. Vote to waive fully funding the reserves

This will be brought forward at the November 1, 2017 meeting

The Board recommends YES on both the financial and reserve waivers as stated on the new proxy

3. Board approval of 2018 Annual Budget

John Campion moved to approve the budget, John Corlito seconded. Carried

4. Hurricane Help

The Board recognizes and appreciates the help from the following individuals who went above and beyond and worked together to ensure everyone's safety during and after Hurricane Irma:

Sarah & Glen Caudell	Lorrain Turner & Dean Mullaney	Annie Franze (Generator)
Marie Lloyd	Guy Balson & Randy Gilmore	Jill Warren and Friend
John Gannon & family (Generator)	Cindy and Kevin Granger	Joe and Frances Ullman
Russell & Patty Judge	Bruce Chapman & Marjorie Gubbini	George Krupa