

El Mar HOA Board of Special Meeting

January 31, 2024

DRAFTED UNAPPROVED MINUTES

Minutes for the Board of Director Meeting of El Mar HOA, North Redington Beach, FL held at 17035 Gulf Blvd, in North Redington Beach, FL at 6pm on January 31, 2024.

- I. Call to Order
 - a. Board member Michael Bedosky called the meeting to order at 6:19pm
- II. Roll Call of Officers
Michael Bedosky and Kim Katalinas present
- III. Proof of Notice mailed and posted
- IV. Voting on moving reserves to pay Flood Insurance 26 yes 0 no
 - a. Quorum reached
 - b. Owners approved
- V. Mike motioned to move reserves to pay Flood Insurance Kim seconded motion approved
- VI. Kim motioned to approve Minutes from the three 12/6/23 meetings Mike seconded
- VII. Discussion on Cash Flow to pay Flood Insurance due in full every January 15 and options
 - a. Special assessment for \$105,000 due by 12/31/24
 - b. Special assessment for \$50,000 due by 12/31/24 balance paid by reserves
 - c. No special assessment and use reserves again
 - i. Issue is we need to start using the reserves for plumbing in 2024
- VIII. Decking issue to be addressed by Robert Kelly in email to owners
 - a. Engineering study needed and cost \$\$
 - b. No liability against Benchmark
 - c. Insurance wont cover
- IX. Hot Tub discussion
 - a. Owners not in favor
- X. Other business
 - a. Pool chairs order with rental app \$
 - b. Bike to be purchased with rental app \$
 - c. Electrical on lites to be done in February 2024
 - d. Reminder to park tandem if 2 cars in a unit
 - e. Pay rental app feesnotices are going out and Fines Committee will be meeting on unpaid fees
- XI. Kim motioned to adjourn meeting 710p Mike seconded

The board meeting adjourned by Michael Bedosky at 739p

These minutes are approved by the Board.

Kim Katalinas, Secretary