

THE HAMMOCK AT PALM HARBOR CONDOMINIUM ASSOCIATION, INC

MINUTES OF BOARD MEETING

Friday, November 1, 2024, at 2 pm

Unit 207 and phone

- **Call meeting to order and establish quorum.**
The meeting was called to order by President Mark Pashan at 2 pm. The quorum was established by the presence of Mr. Pashan, Mrs. Rachel and Mr. Enright.
- **Accept the amended and restated Declaration of Condominium as prepared by Association's Attorney**
Mr. Pashan made a motion to accept the new Declaration of Condominium as prepared by the attorney. Mr. Enright seconded. All in favor, motion carried.
The paperwork and ballots will be forwarded to all owners to vote on a membership meeting to take place on December 5, 2024, at 6 pm.
- **Board vote on Association's need to request approval of the Mortgage entities of the new Association Declaration of Condominium.**
Mr. Pashan made a motion to skip the request to approval from the Mortgage entities. Mr. Enright seconded. All in favor, motion passed.
- **Proposed Budget for 2025**
Mr. Pashan made a motion to approve the Proposed Budget for 2025. The proposed budget, ballots for reserve vote and notice were emailed to all owners. Mr. Enright seconded the motion. All in favor, motion carried.
- **Open Forum**
 1. The Chase debit card charge on \$105 for T Mobile was reversed and the debit card replaced.
 2. There is a charge of \$2482.00 to the association that still needs to be reversed.
 3. Building damage from Hurricane Milton. The board is waiting on the estimate to fix the damage to decide if an insurance claim is needed.
 4. Annual Membership meeting will be held on February 20, 2025, at 6 pm. The meeting will take place at the community room.
- **Adjournment**
Mr. Pashan made a motion to adjourn the meeting at 2:38 pm. Mr. Enright seconded.