

THE HAMMOCK AT PALM HARBOR CONDOMINIUM ASSOCIATION, INC

MINUTES OF BUDGET BOARD MEETING

Saturday, November 16, 2024, at 2:30 pm

UNIT 207 and Zoom

- **Call meeting to order and establish quorum.**

The meeting was called to order at 2:33 pm by President Mark Pashan. The quorum was established by the presence of the whole board.

- **Approval of prior minutes (3.19.24 and 11.1.24)**

Mr. Pashan made a motion to approve the minutes for 3/19/24 as read. Mr. Enright seconded. All in favor, motion carried.

Mrs. Rachel made a motion to approve the minutes for 11/1/24 as read. Mr. Enright seconded. All in favor, motion carried.

- **Final discussion and approval of proposed budget for 2025.**

Four ballots were received by management, all in favor of the waiving TRS reserves for 2025.

Mr. Pashan made a motion to approve the budget for 2025 resulting in \$1000 per month per unit. Mr. Enright seconded. All in favor, motion carried.

Open Forum:

- The Annual Membership Meeting will be held on February 20, 2025.
- The meeting date to approve the amended and restate association Governing Documents must wait until we gather all the information from Association's Attorney.
- Woodpecker problem – board members are still working on it.
- Pest Control – the woodpecker problem is caused by carpenter ants. Baits were placed.
- Roof damage – Jiffy Services is waiting on a part
- Sprinklers inspection – Dynafire found that the second floor doesn't have a sprinkler with a 45 min. delay (it avoids water pressure fluctuation to cause the sprinklers to turn on); and some gages need replacement. The board is waiting on an estimate.
- Unit 206 broken glass and broken window seal – the broken glass is unit owner responsibility since the unit was bought As Is. The association will address the broken seal.
- Handyman – 2 posts will be installed close to the garage to avoid the building being hit. Handyman John Pickel will be submitting a copy of his insurance.
- **Adjournment**

Mr. Pashan made a motion to adjourn the meeting at 3:02 pm. Mr. Enright seconded.