

Seville Condominium #4, Inc.
Board Meeting Minutes

When: Thursday, July 24, 2025

Time: 6:30 PM

Where: Seville Condo #4
1012 Pearce Dr. **2nd Floor**
Clearwater, FL. 33764

- **Call to Order**
 - The meeting was called to order by Jim Jensen, at 6:30 PM.
 - **Establish Quorum**
 - A Quorum of the Board was established:
 - Sandra Lemay – Present
 - Jim Jenson – President- Present
 - Beverly Neubecker from Ameri-Tech – Present
 - Homeowners were present representing 4 units.
 - **Meeting Notice Verification**
 - Notice of the meeting was posted 4 days in advance.
 - **Minutes of the Last Meeting**
 - Sandra moved to accept the minutes from the January meeting, seconded by Jim, approved.
- Accept Board Member Resignation:**
- A formal resignation was received via email from Dan Huss. Jim moved to accept the resignation from Mr. Huss, seconded by Sandra, Resignation accepted.

Old Business

- **Milestone Work Update:**

Jim stated the milestone work was completed and the company would be cleaning up the following day. They are waiting for final sign off from the city. Next shrubbery is needed removed along staircase, and along carports before painting.
- **Delinquency Unit Sale:**

Homeowner was present and stated they asked for an extension as a sale is in process.

New Business

- **Appoint New Board Member**

Jasmin Masic previously submitted his interest in serving on the board. Jim moved to appoint Jasmin to the Board, seconded by Sandra, Mr Masic was appointed.
- **Revised Pet Information form**

New pet information form for the application process has been created for the Association. Jim will advise homeowners with large pets that once the pet passes, they will not be able to have a pet of that weight as replacement.

- **Financial Report/Past Due Fees & Sp. Assessment**
The Board discussed the amount of delinquencies and directed Management which accounts to send to legal for collections.
- **Spectrum Cable Renewal**
The Board requested that legal review the current renewal contract submitted to the Board before signing.
- **Elevator Permit Update:**
Management stated that the delinquency with the elevator inspection company had been cleared and waiting for the scheduling for the new inspection by Atis.

Adjournment

- A motion was made by Jim Jenson to adjourn the meeting at 7:00 p.m., seconded by Sandy, all in favor, meeting adjourned.

Minutes Respectfully Submitted,
Beverly Neubecker, L/CAM Ameritech Management