

Seville Condominium #4, Inc.

Meeting Minutes

When: Monday, January 20, 2025

Time: 2:00 PM

Where: Amer-Tech Management, 24701 US HWY 19N STE 102 Clearwater, FL 33763

Board of Directors Meeting

Tom Crosier with EIRS spoke with the Board regarding the scope of the milestone and painting project. Tom created a Sherwin Williams specification per the board of directors to obtain bids. Tom provided those bids previously via email to the Board. Jim advised of Glenn Construction as a contractor, and Tom noted he reviewed his company and did not have a problem with using Glenn Construction if that is what the board decides.

- **Call to Order**

- The meeting was called to order by Beverly Neubecker at 2:29 PM.

- **Establish Quorum**

- A Quorum of the Board was established:
 - Jim Jensen- Present
 - Sandra Lemay – Present
 - Dan Huss - Present
 - Beverly Neubecker from Ameri-Tech - Present

- **Meeting Notice Verification**

- Notice of the meeting was posted 48 hours in advance, per Florida Statute. The Board requested that future notices be emailed to the membership as well as posted.

- **Approval of Prior Meeting Minutes**

- Sandy moved to approve December 12, 2024 minutes, seconded by Jim. All in favor.

- **Old Business**

- **Special Assessment and Bank loan discussion**

- Jim stated research was made with Flagship bank to obtain a loan for the milestone project and to be paid back by the Special Assessment.
- Since a contractor must be approved to move forward with the Special Assessment, Dan Huss moved to sign the painting contract with Glenn Construction, Sandra seconded the motion, all in favor, carried.
- Jim noted that the amount of the loan necessary from Flagship would be approximately \$236,779.

- **Update on Structural Integrity Report**

- Management stated that the SIRS has been completed and will be sent out to the membership as soon as possible.

- **New Business**
 - Financial Reports
 - Jim stated that a meeting be set up with Flagship Bank to discuss details further, and he will call to set up the appointment.
 - Last Elevator Modernization
 - The last modernization was not determined at this time. Management will investigate further.
 - Dan moved to accept Cut Rite Landscaping contract at \$2,880 per month, seconded by Sandra, all in favor.
 - All rental agreements submitted to the board were approved.
- **Adjourn Meeting**
 - A motion was made by Sandra Lemay to adjourn the meeting at 3:42pm, she was seconded by Jim Jensen, and it was unanimously approved.