

**Seville Condominium #4, Inc.**  
**Annual Meeting Minutes**

When: **Thursday, March 12, 2026**

Time: 6:00p.m.

Where: 1012 Pearce Dr. Clearwater (onsite) 2<sup>nd</sup> floor

▪ **Call to Order**

- The meeting was called to order by Beverly Neubecker at 6:00 PM.

▪ **Establish Quorum**

- A Quorum of the Board was established:
  - Sandra Lemay – Present
  - Jim Jensen – Present
  - Jasmin Masic – Present

Beverly Neubecker, Ameri-Tech management was in attendance.

There were 11 owners present in person or by proxy. No quorum of membership was established.

▪ **Meeting Notice Verification**

- Notice of the meeting was mailed in advance, and posted onsite, per Florida Statute.

▪ **Read or Waive Minutes of Last Members' Meeting and Motion to Approve**

- Jim Jensen read aloud the minutes of the previous annual meeting, March 13, 2025. Sandi moved to accept the minutes as submitted, seconded by Jim all in favor.

○ **Election of Directors:**

Intents to serve and were submitted by Jim Jensen and Sandy LeMay. No other intents received. By acclamation, these two persons are the board.

▪ **Reports of Officers and Directors:**

- No reports of officers or directors.

▪ **Open Forum**

- Homeowner advised the fountain is not working and advised how it could be repaired. The Board advised it will likely be removed.
- It was noted that vents should be added to the carports to reduce the deterioration of the structures. The board advised they would review that concern.
- Jim Jensen advised that Cut Rite will be marking and cutting trees and shrubs along the walls to prolong the life of the walls. In addition two lights will be repaired on the grounds.

▪ **Adjournment**

Jim Jensen moved to adjourn the meeting at 6:17 pm, seconded by Sandi Lemay, motion carried.

Respectfully submitted,

Beverly Neubecker, L/CAM Ameritech Management

**Seville Condominium #4, Inc.**  
**Organizational Meeting Minutes**

When: immediately following Board Meeting March 12, 2026

Time: 6:23 p.m.

Where: 1012 Pearce Dr. Clearwater (second floor lobby)

All members were present

**Call to Order**

The meeting was called to order by Beverly Neubecker, L/CAM Ameritech Mgmt at 6:23p.m.

**Appoint Officer Positions:**

Sandi Lemay nominated Jim Jensen for President, seconded by Jasmin. Jim accepted the position. Sandy LeMay acclaimed she would remain Vice President. Vladimir Pagan-Green stated he would accept Treasurer with his background. Jasmin Masic accepted Secretary position.

A homeowner asked about the status of #111 that sold since it was foreclosed. Jim explained that it has been sold by the bank and the buyers seem to be a nice couple, and he did not foresee an issue with the account being kept current in the future.

**Adjournment**

Jim moved to adjourn the meeting at 6:25 p.m., seconded by Sandi, all in favor, motion carried.

Respectfully submitted:

Beverly Neubecker, L/CAM, Ameritech Management

**Seville Condominium #4, Inc.**  
**Board Meeting Minutes**

Date: Thursday, March 12, 2026

Time: Immediately following Annual Meeting.

Place: Seville Condo #4 2<sup>nd</sup> Floor Lobby

**Call to Order:**

- **Certify Quorum of the Board-** The meeting was called to order at 6:18 p.m. by Beverly Neubecker, Ameritech Management. The newly seated board of Jim Jensen and Sandy LeMay were in attendance.
- **Appoint Board Members-** Jim Jensen moved to appoint Jasmin Masic to the board, seconded by Sandy LeMay. Jasmin accepted position.  
Jim Jensen moved to appoint Vlamir Pagan-Green to the board, seconded by Sandy LeMay. Vlamir accepted the position.

**Adjourn Meeting-** Jim moved to adjourn the meeting, Sandy seconded, meeting adjourned at 6:20 p.m. Organizational Meeting to immediately follow.