



**Board of Directors Meeting
June 25, 2025, at 5:00 P.M. Central
MINUTES**

BOARD OF DIRECTORS PRESENT:

Brad Coleman, President
James Eagleson, Vice President
Chuck Knoll, Treasurer
Darrell Caudill, Secretary
Mary Swann
Brenda Roberts (absent)
William "Ron" Kibble

ASSOCIATION MANAGEMENT:

Maxet Management Group
Gene Claseman, CMCA, AMS, PCAM
Rusty Stinson, CAM

1. CALL TO ORDER, QUORUM AND ROLL CALL

Rusty called the meeting to order at 5:00 P.M. Seven (6) of seven (7) board members were present.

2. PROOF OF NOTICE OR WAIVER

Rusty confirmed a Proof of Notice was posted on property according to Florida Statute 718.112(2) c and governing documents.

3. NEW BUSINESS

- a. Brad Coleman discussed the changes in the Board Room Usage Policy as presented with changes in block times and drink policy. Darrell made a motion to approve the new policy as presented. Mary seconded the motion. All members voted unanimously to approve the motion. Motion carried.
- b. Audit was presented by Ashleigh from Carter. The board decided to table the audit approval until they could further investigate the financial transactions and clean up the books. Mary made motion, seconded by James, motion carried unanimously to table the approval to next meeting.
- c. Generator Update—Brenda was not at the meeting. The board heard that a fix was being proposed for the current generator and more information would be shared at the next board meeting.
- d. Insurance policies were presented by Anthony Dubose. The board reviewed insurance coverage with Anthony Dubose from Coastal Community Insurance. He presented proposals for various coverages including flood insurance, commercial general liability, umbrella liability, directors and officers liability, and crime insurance. The total premium for the current year's coverage would be \$308,606, compared to \$270,000 last year. The board discussed potentially reducing the umbrella liability coverage from \$15 million to \$10 million, which would save approximately \$18,436.75. Anthony recommended against lowering the coverage due to the high risk of liability claims in Florida, but acknowledged the board's option to do so if they wished. James made a motion to accept the policies as presented but give Brad and Anthony permission to work on lowering rates without changing coverages, seconded by Darrell. Brad, Darrell, Ron, James and Mary voted yes, Chuck voted no. Motion carried.
- e. Purchase of computers and office supplies for First Service Residential—Chuck made a motion to approve \$3,000 for computers and supplies, Mary seconded the motion. All members voted unanimously to approve the motion. Motion carried.

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Charles Knoll = CK, James Eagleson = JE, Ron Kibble = RK, Brad Coleman = BC, Mary Swann = MS, Brenda Roberts = BR, Darrell Caudill = DC
Rusty Stinson = RS, Mark Huebner = MH, Hailey Tate = HT, Gene Claseman = GC

U = Unanimous MC = Motion Carries MF= Motion failed





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- f. Front Beach Road Project-- The board discussed a legal matter regarding a road project where the city offered \$207,000 for the property between the two buildings, with Brad explaining that while the 30-day deadline was missed, their attorney was able to negotiate an extension and secure the city's offer. A motion was made by Chuck to grant Brad authority to negotiate and sign off on a settlement for not less than \$207,000 for various easements and licenses. James seconded the motion. All members voted unanimously to approve motion. Motion Carried.

4. **OPEN FORUM**

The floor was opened to owners present and all questions and concerns were addressed. The next board meeting will be on Thursday July 17st at 5:00 P.M.

5. **MOTION TO ADJOURN**

A motion to adjourn was made by James. Second by Mary 2nd by RK, to adjourn the meeting. The meeting was adjourned at 7:30 P.M. CST.

