



**Board of Directors Meeting
May 19, 2025, at 5:00 P.M. Central
MINUTES**

BOARD OF DIRECTORS PRESENT:

- Charles Knoll**
- James Eagleson**
- Brad Coleman**
- Darrell Caudill**
- Mary Swann**
- Brenda Roberts**
- William “Ron” Kibble**

ASSOCIATION MANAGEMENT:

- Maxet Management Group**
- Gene Claseman, CMCA, AMS, PCAM
- Rusty Stinson, CAM
- Mark Huebner, CAM
- Hailey Tate, Operations Manager
- Erin Ramsey, LCAM

1. **CALL TO ORDER, QUORUM AND ROLL CALL**
GC called the meeting to order at 5:00 P.M. Seven (7) of seven (7) board members were present.
2. **PROOF OF NOTICE OR WAIVER**
GC confirmed a Proof of Notice was posted on property according to Florida Statute 718.112(2) c and governing documents.
3. **PREVIOUS MINUTES**
GC asked the board if there were any changes to the minutes provided for the April 17, 2025, meeting that was provided, prior to approving. **CK made a motion to approve the minutes from the April 17, 2025, meeting, as written, 2nd by JE, U, MC.**
4. **FINANCIAL REPORT**
GC spoke on the financial report, presented it and Rusty Stinson introduced himself as the new CAM. GC answered questions and HT offered assistance with following up on tasks.
5. **MANAGEMENT REPORT**
HT gave the management report and GC presented on screen. HT and MH answered board questions.
6. **NEW BUSINESS**
 - a. BC spoke on the “No Pets on the Beach”. HT presented on screen. **DC made a motion to approve purchasing three signs, to be placed a three strategic locations, along with the entrance to tower I, and commons areas, 2nd by MS, U, MS – Yes, RK – Yes, BC – Yes, JE – Yes, CK – Yes, BR – Yes, U, MC.**
 - b. BC spoke on the Zoom account and cost. Going forward they will use BC’s professional account and incur no fees.
 - c. HT spoke on the Ring doorbell policy in progress and the board discussed. **DC made a motion to approve the Ring doorbell policy as modified, not on the door or door frame, 2nd by MS U, MC.** Board and owners were given a chance to speak.

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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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- d. HT presented the collection policy and offered a modification, subject to attorney review and approval. MH answered questions. **CK made a motion to approve the modified collection policy, subject to attorney review and approval, 2nd by JE, U, MC.**
 - e. MH spoke on the Tower I generator and the consideration to repair or replace it and answered questions. **RK made a motion to replace the generator, 2nd by CK, U, MC.** The board and owners discussed.
 - f. The board discussed security. **JE made a motion to hire a property person, either through Maxet or Labor Ready To Go, to begin immediately, that will work on pet checking, pet sleeves, wristbands, and general security, 2nd by RK, U, MC.** The board discussed cost.
7. **OPEN FORUM**
The floor was opened to owners present and all questions and concerns were addressed.
8. **MOTION TO ADJOURN**
A motion to adjourn was made by JE, 2nd by RK, to adjourn the meeting, U, MC. The meeting was adjourned at 7:13 P.M. CST.

