



**Board of Directors Meeting
March 25, 2025, at 3:00 P.M. Central
MINUTES**

BOARD OF DIRECTORS PRESENT:

- Brad Coleman**
- Charles Knoll**
- James Eagleson**
- Darrell Caudill *appointed today**
- Mary Swann**
- Brenda Roberts**
- William "Ron" Kibble**

ASSOCIATION MANAGEMENT:

- Maxet Management Group**
- Josh Hipp, CAM
- Mark Huebner, CAM
- Hailey Tate, Operations Manager
- Erin Ramsey

1. **CALL TO ORDER, QUORUM AND ROLL CALL**
JH called the meeting to order at 3:00 P.M. Six (6) of six (6) board members were present.
2. **PROOF OF NOTICE OR WAIVER**
JH confirmed a Proof of Notice was posted on property according to Florida Statute 718.112(2) c and governing documents.
3. **NEW BUSINESS**
 - a. Security contract, amend vote. American Security Associates would not do less than a one-year contract. **JE made a motion to amend the motion to a one-year contract, 2nd by CK, JE – Yes, BC – Yes, CK – Yes, MS – Yes, BR – Yes, MC.**
 - b. Appointing a vacant seat on board. BC stated page 9 on the bylaws allows the board of directors to choose a candidate if there is a vacancy. The 5 candidates introduced themselves and gave their qualifications. **BC made a motion to appoint Darrell Caudill to the vacant seat on the board, 2nd by CK, JE – Yes, BC – Yes, CK – Yes, MS – Yes, MC.** BC spoke on the ability to appoint people like Angela Swindoll as an assistant treasurer, she would not be able to vote but to assist. **JE made a motion to appoint Angela Swindoll as assistant treasurer, 2nd by MS, JE – Yes, BC – Yes, CK – Yes, MS – Yes, DC – Yes, MC.**
 - c. Appoint directors. **JE made a motion to appoint BC as president, 2nd by CK, JE – Yes, CK – Yes, MS – Yes, MS – Yes, DC – Yes, MC.**
JE made a motion to appoint DC as secretary, 2nd by CK, JE – Yes, BC – Yes, CK – Yes, MS – Yes, MC.
 - d. JH presented the landscape bid for discussion and vote. **CK made a motion to approve Diamond Landscape's bid, 2nd by JE, JE – Yes, CK – Yes, MS – Yes, BR – Yes, DC – Yes, MC.** This was opened for owners comments.
 - e. Panhandle Getaway at the front desk. The attorney has not had an opportunity to review. The board discussed.
4. **ADJOURN**
A motion to adjourn was made by JE, 2nd by BC, to adjourn the meeting, U, MC. The meeting was adjourned at 3:31 P.M. CST.

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www.Maxet.net / 850-249-4470

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

