



**Board of Directors Meeting  
April 17, 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  
Josh Hipp, CAM  
Mark Huebner, CAM  
Hailey Tate, Operations Manager**

1. **CALL TO ORDER, QUORUM AND ROLL CALL**  
JH 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**  
JH confirmed a Proof of Notice was posted on property according to Florida Statute 718.112(2) c and governing documents.
3. **PREVIOUS MINUTES**  
JH asked the board if there were any changes to the minutes provided for the February and March meetings that were provided, prior to approving. **JE made a motion to approve the minutes from the February and March meetings, as written, 2<sup>nd</sup> by CK, U, MC.**
4. **FINANCIAL REPORT**  
MH spoke on the financial report and issue with February's. Marvelous Accounting investigated the issues with the voided checks and the issues were due to the new software and has now been addressed. CK gave the financial report
5. **SECURITY UPDATE**  
JH spoke on the security update and asked security to be available to report, but they are not. JH stated he would give a brief management update instead. Josh is resigning from Maxet Management effective April 25, 2025. A sand filter change out for Tower I was done. Balcony railing inspections are due. Two spots at Tower I basement are now loading and unloading with 30-minute max. JH gave the irrigation update regarding the horizontal boring and the watermain issue. Pool grates are plastic, and they are expired, you must have a certified pool contractor do this work. JH state Mr. Holiday believes that balcony repairs and inspection reinspection were done last year.



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**6. NEW BUSINESS**

- a. BC spoke on items for attorney review, he asked the board to vote on giving permission to attorney to be provided with any violations of our documents, especially when it pertains to issues involving the limited common areas. **JE made the motion to approve forwarding the attorney (Burg Law) on violations of our documents, especially when it pertains to issues involving limited common areas, pet policy, lockers, not to exceed 5 billable hours, 2<sup>nd</sup> by JE, JE – Yes, CK – Yes, MS – Yes, BR – Yes, RK – Yes, BC – Yes, DC - Yes.** CK spoke on a limit due to money constraints and the board discussed. Owners spoke on and gave input.
- b. BC spoke on the software update for front desk and rules.
- c. JH gave the audit update from Carter and Company. BC gave his input on forensic audit and the board discussed.
- d. JH spoke on the collection policy and presented it to everyone.
- e. BC gave the cage update.
- f. JH spoke on the sales tax at the front desk. **BC made a motion to charge sales tax on all the resort amenities that we charge guests for, 2<sup>nd</sup> by CK, BC – Yes, JE – Yes, CK – Yes, DC – Yes, MS – Yes, BR – Yes, RK – Yes.** BC stated the front desk will be cashless, only credit card based.

**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 RK, 2<sup>nd</sup> by DC, to adjourn the meeting, U, MC.** The meeting was adjourned at 6:26 P.M. CST.