

**Port Belleair No.2
Budget Meeting
December 22, 2022**

Lynne Stenger, President of the Board of Director called the Budget Meeting of Port Belleair No.2 to order at 2:05 p.m. in the community clubhouse.

In attendance were Scott Vignery from Ameri-Tech Community Management, Directors, Carolyn Kavunedus, Lynne Stenger on FaceTime, and Donna Raptakis on speakerphone, which certified a Quorum of the Board. Votes were counted by proxy and those in person, and tallied 22 owners.

Lynne Stenger presented a brief summary on the Board's actions regarding the fraud investigation, mansard roof and water main replacements that have both been completed since July, 2022. She also spoke about the 2023 Budget and the reason for the delay. Linda Young elaborated on the Budget development, the reason for moving the insurance from the reserve account to the operating account, and a more detailed budget discussion involving partial vs fully funded reserves.

Questions and discussion continued regarding new condominium mandates following the Miami condo collapse, and how it will impact our reserve accounts and the December 31, 2024 deadline. Lynne reviewed major projects the condo has undertaken since 2015: elevator rebuild, complete electrical room equipment update, installation of a new fire system, exterior building painting, plus water main and mansard roof replacements.

Scott Vignery reviewed the tally from the budget voting: 22 votes moved to waive fully funding reserves, and 21 voted to roll over excess funds. Donna Raptakis made the motion to accept the 2023 Budget, seconded by Carolyn Kavunedus, and all approved.

Adjournment: Carolyn Kavunedus moved to adjourn the meeting at 3:45 p.m. The motion was seconded and approved.

Respectfully submitted,

Lynne K Stenger
Port Belleair No.2, President