

Port Belleair Condominium No. 2
MEETING MINUTES
September 10, 2024
Board of Directors Meeting
Community Clubhouse
11:00 AM

Lynne Stenger, President of the Port Belleair No 2 Board of Directors called the Meeting to order at 11:05 AM in the Community Clubhouse.

Establish Quorum:

In attendance were Board Members: Lynne Stenger, Carolyn Kavunedus, Dave Young, Andy Guarino and Wayne Smith. Board Members Saif Amoozegar and Donna Raptakis were present on Zoom. A quorum was established. Present, representing Ameri-Tech Community Management was our Manager, Angela Johnson. Ameritech's head accounting manager, Ruth Dorch, joined the meeting on Zoom. Five (5) Unit Owners were in attendance, and one (1) owner was present on Zoom.

Proof of Notice:

Meeting Agenda was posted and on September 7th.

New Bank (SouthState) :

President Lynne Stenger opened the meeting and talked about Ameritech transitioning from Truist Bank to Association Prime powered by SouthState Bank, and how that change will affect the owners. Meeting was an open discussion involving owners present and various concerns were addressed and answered. Important take-away's from the meeting:

- On September 17th Truist Bank's affiliation with Ameritech will end, and SouthState Bank's software will go live.
- Owners will need to make the transition, because your previous Automatic Withdrawal will not carry-over to the new bank:
 1. If you have *Bill-Payer* with your personal Bank/Credit Union, account numbers will need to be updated to reflect the new bank's account and routing number found in the coupon book.
 2. If you have *ACH* or *Automatic Withdrawal* from Truist Bank, you have two options:
 - a. Complete the Authorization Agreement Form for *ACH* or *Automatic Withdrawal* mailed to your home. Attach a "voided" check and return to Ameritech at the address provided.
 - b. On September 17th, SouthState Bank's *Website Portal* will open. The address was provided in your mailing. Using the *Portal* you can enter your information for *Reoccurring Payments (Automatic Withdrawal)*.

Whether you choose the Authorization ACH Form mailed or the Website Portal to set-up Reoccurring Payments (Automatic Withdrawal) is up to you, but DON'T USE BOTH SYSTEMS, or double charging will result.

- The *Website Portal* can also be used to make one-time payments, but a Fee will be incurred.
 1. One-time *eChecks* are charged \$1.99/check.
 2. *Credit Card* Payments are assessed a 3.25% service fee.

With any change there are positives and negatives:

- On the Positive Side, using the Website Portal, owners can experience stream-lined service, access to their account at any time they choose, and the ability to view & print their payment history. Owners that choose to complete the Authorization Agreement Form for *ACH* or *Automatic Withdrawal*, will also have their monthly maintenance assessment automatically updated at the start of each New Year.
- On the Negative Side, in-person payments through SouthState Bank's Branch in Dunedin, FL will not be able to accept payments to your account.

Additional questions or concerns can be addressed by either:

Property Manager, Angela Johnson ajohnson@ameritechmail.com or 727-726-8000 ext # 353.

Head Accountant, Ruth Dorch rdorch@ameritechmail.com 727-726-8000 ext # 225.

Or any of your Board Members: Lynne Stenger, Saif Amoozegar, Andy Guarino, Carolyn Kavunedus, Donna Raptakis, Wayne Smith and Dave Young.

Adjournment:

Having no further comments or questions, Wayne Smith made the motion to adjourn, seconded by Lynne Stenger. All voted in favor to adjourn. The Meeting was adjourned at 1:00 PM.

AmeriTech Manager, Angela Johnson commented that the Assessment Meeting Notice was mailed 14 days in advance of the scheduled Meeting to be held on Tuesday, September 24th at 11AM in the Community Clubhouse.

Respectfully submitted,

Carolyn Kavunedus – Secretary
Lynne Stenger - President
Port Belleair No.2, Board of Directors
September 10, 2024