

**Port Belleair Condominium No. 2**  
**MEETING MINUTES**  
**August 27, 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: Carolyn Kavunedus, Dave Young, Andy Guarino and Wayne Smith. Board Members Saif Amoozegar and Lynne Stenger were on Zoom and Donna Raptakis was absent. A quorum was established. Representing Ameri-Tech Community Management was our Manager, Angela Johnson. Five (5) Unit Owners were in attendance, and four (4) owners were present on Zoom.

**Proof of Notice:**

Meeting Agenda was posted August 24th and emailed to all owners.

**Intoduction of our new property manager at AmeriTech, Angela Johnson, LCAM & Realtor**

**Meeting Minutes:**

Meeting Minutes from the May 21, 2024 Meeting were distributed and reviewed by all Board Members prior to the meeting. No corrections were noted, motion made by Lynne Stenger to approve and seconded by Andy Guarino. All voted in favor to approve as written.

**Financial Report:**

Dave Young presented an overview of the July 31, 2024 financials. As of July 31<sup>st</sup>, our Operating Account balance was \$41,683 and our Reserve Account balance was \$241, 613. Dave then spoke about the bids for the pipe lining and concrete work. Owner Linda Coyne had questions regarding doing the flat roof and the pipe lining at the same time, since we have reserves for the roof. Owner Linda Young addressed some of the financial concerns presented. Discussion followed regarding timing of the two projects. Owner Gary Fustino commented that doing the pipe lining before the roof could protect the roof from possible damage. Board Member Wayne Smith commented that doing one assessment rather than two in close succession, could be advantages. Air conditioners presently on the roof during roof replacement was also addressed. Dave answered the question regarding air conditioner stands, and stated the new stands would be at the owners expense. A few other owners shared comments regarding the assessed amount as well financing options. More information will be mailed for the Assessment Meeting which is scheduled for September 10<sup>th</sup>, 2024.

**Old Business:**

Lynne Stenger presented the proposals for the Concrete Repair: *Reconstruction Experts, Munyan and Jesse James Restoration*. Also the Pipe Cleaning/lining and Cast Iron Pipe Replacement: *PRS and Blue Works*. On the Concrete Repair, Dave made the motion to accept the proposal from *Jesse James Restoration*, which included the walkway expansion joint project. Motion was seconded by Carolyn Kavunedus. All voted in Favor to approve.

Pipe Cleaning/Lining: Dave made the motion to approve the proposal from *PRS*, also noting that *PRS* is using all stainless steel fasteners for the Cast Iron Pipe Replacement. Wayne Smith seconded. All voted in favor to approve.

**New Business:**

Lynne Stenger presented a CAC (Common Area Committee) update from their August 19<sup>th</sup> 2024 Meeting. During that meeting the vote was made to approve the CAC 2025 Budget as is. Lynne Stenger voted against approving, since the deadline was September 15<sup>th</sup>, and the proposed contract increases had not yet been received. Discussion followed regarding the position of the other buildings, and also if we all had an equal vote. Lynne commented that even though our percentage of financial responsibility is only 21.9%, we all have an equal vote. In addition, one of the other buildings had a similar concern. Board member Wayne Smith made the motion to wait for the 2025 contracted amounts since we still have time. Andy Guarino seconded the motion. All voted in favor to approve.

**Owner Forum for Homeowners:**

Owner Linda Coyne voiced concern over the August 19<sup>th</sup> CAC Meeting, and also the condition of the Clubhouse. She noted that after several visits, it appeared no one was cleaning the clubhouse, and *New Clubhouse Rules* had been posted on the Clubhouse Bulletin Board. Discussion followed regarding this and other CAC issues. Lynne Stenger will follow-up with the other CAC representatives.

**Adjournment:**

Having no further comments or business to discuss, the motion to adjourn was made by Lynne Stenger and seconded by Dave Young. All voted in favor to adjourn. The Meeting was adjourned at 12:35 PM.

AmeriTech Manager, Angela Johnson commented that the Assessment Meeting Notice would will be mailed 14 days in advance of the scheduled September 10<sup>th</sup> Meeting.

Respectfully submitted,

Carolyn Kavunedus – Secretary  
Lynne Stenger - President  
Port Belleair No.2, Board of Directors  
August 28, 2024