

**Port Belleair Condominium No. 2**  
**SPECIAL ASSESSMENT MEETING MINUTES**  
**September 24, 2024**  
**Community Clubhouse**  
**11:00 AM**

Lynne Stenger, President of the Port Belleair No 2 Board of Directors called the Meeting to order at 11:15 AM in the Community Clubhouse.

**Establish Quorum:**

In attendance were Board Members: Lynne Stenger, Carolyn Kavunedus, Dave Young, and Saif Amoozegar on Zoom. Donna Raptakis, Andy Guarino and Wayne Smith were absent. A quorum was established. Present, representing Ameri-Tech Community Management was our Manager, Angela Johnson. (6) Unit Owners were in attendance, and one (1) owner was present on Zoom.

**Proof of Notice:**

Special Assessment Meeting Agenda was mailed September 11<sup>th</sup>, 14 days prior to the scheduled meeting.

**Discussion of Pending Costs and Payment Terms:**

President Lynne Stenger started the meeting with an open discussion with all those in the audience and on Zoom. Various questions were addressed concerning not only the Special Assessment, but also our transition to the new SouthState Bank. We discussed how the transition will affect monthly maintenance payments as well as the special assessment. Coupon Books were already received for the Oct, Nov and Dec monthly maintenance payments. Coupons will be forthcoming for the Special Assessment payments due Nov 1, Dec 1, and Jan 1, 2025.

**Board Vote to Special Assess \$490,892:**

Lynne Stenger addressed what the Special Assessment would include:

- Pipe cleaning & lining, replacing all the cast iron pipes in the parking garage with stainless steel hangers. PRS will be completing the pipe work. (Early October)
- Concrete repair to finish our Milestone Phase 2 concrete work. Work to be completed by Jesse James Restoration. (Early – Mid October)
- Replacement of the flat roof by JD Contractors, who had also completed the mansard roof in Jan 2023. (Late October – Late November)

The motion was made by Dave Young to approve the Special Assessment in the amount of \$490,892 to be paid in three installments due Nov 1, Dec 1 and Jan 1, 2025. Carolyn Kavunedus seconded the motion. All present voted in favor and the motion was passed. Board Member Donna Raptakis sent an email in agreement of the vote.

**Owner Forum:**

- Owner Gary Fustino asked if the damage done to unit 209's porch by the *Good Greek Moving Company's* truck was going to be repaired by the Concrete Restoration company. Lynne Stenger commented that once the concrete repair is completed and payment known, the moving company would be contacted for reimbursement.

- Jesse James Restoration will also be asked to repair a crack in the window sill of penthouse 402. During the heavy rains earlier in the month, water from that crack appeared in the BR ceiling on unit 307 below. JD Contractors came onsite since a roof issue was suspected, and they made a temporary repair until our concrete restoration company was onsite.
- Owner Linda Coyne brought-up the need for a new barbeque grill in our courtyard, and various payment options were discussed.
- Lynne Stenger discussed several CAC (Common Area Committee) issues. Presently, unit owners from all four (4) buildings are being asked to look at the paint samples on the perimeter wall and vote by email.

**Adjournment:**

Having no further comments or concerns, Lynne Stenger made the motion to adjourn the meeting at 12:00 pm, seconded by Carolyn Kavunedus and all voted in favor.

Respectfully submitted,

Carolyn Kavunedus – Secretary  
Lynne Stenger - President  
Port Belleair No.2, Board of Directors  
September 27, 2024