

PORT BELLEAIR CONDOMINIUM No. 2
BOARD OF DIRECTORS
MEETING MINUTES
April 29, 2025
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 Kavundes, and Saif Amoozegar by Zoom Call. Board Member Dave Young was attending to a building vendor, and Donna Raptakis was absent. A quorum was established. Our manager, Angela Johnson, was also present with Ameri-Tech. Six (3) Unit Owners were in attendance.

Proof of Notice:

Meeting Agenda was posted on the bulletin board April 26th and Texted/Emailed to all owners.

Meeting Minutes:

Meeting Minutes from March 18th were distributed, reviewed with no edits. Motion to approve made by Saif and seconded by Lynne. All voted in favor.

Financial Report:

Lynne reported that there is a balance due of \$29,400 on the 2024 Special Assessment. To date, almost all homeowners are current with their monthly assessment.

Old Business:

The downspout between units 103/104 has been repaired.

CAC Status: The well pump went down in November 2024 and could not be repaired. A new well was drilled by Tampa Well and a new Well Pump installed at a cost of approximately \$16,000 total with 50% down / 50% due on completion. Building No.2's allocation is \$1,795.00 already paid, with \$1,795.00 yet to be invoiced. The well is functional, but a number of the irrigation heads are clogged and need repair. Fieldstone is moving forward with repairs.

CAC Status: The perimeter fence replacement will be addressed in 2026 Budget process. Repairs to the double gate and fence panel by pool heater will be completed in 2025 at a cost of approximately \$4,200.00 total, Building No.2's cost approximately \$920.00.

The Milestone Phase 2 Concrete repair project is still awaiting permits. Work has started on pipe project wall repairs and the 4th floor windowsill while waiting for Milestone Project Permit.

New Business:

FPAT (Felten Property Assessment Team), will be updating the Wind Mitigation report to reflect the Flat Roof replacement.

The 2025-2026 Insurance Renewal process has started and a moderate premium increase is expected.

Homeowner Open forum:

A resident asked about the cleaning schedule for the Clubhouse. Lynne will reach out to Linda Ouellette regarding the cleaning schedule.

Further conversation continued regarding our building's cleanliness, next scheduled painting, past painting issues, such as the painting company, choice of paints used, and waterproofing.

Adjournment:

Having no further comments or business to discuss, the motion to adjourn was made by Lynne Stenger and seconded by Carolyn Kavunedus. All were in favor and the Meeting was adjourned at 12:10 PM.

Next Scheduled Meeting: Tuesday, May 20th at 11:00 AM in the Community Clubhouse.

Respectfully submitted,

Carolyn Kavunedus
PB2 - Secretary
May 3, 2025