

**MINUTES OF THE BOARD OF DIRECTORS' ANNUAL MEETING
PORT BELLEAIR NO. 2, A CONDOMINIUM
MARCH 08, 2026 - 12:30 PM**

Call to Order: Meeting was called to order at 12:40 PM on Monday, March 8, 2026 at the Community Clubhouse.

Chairperson: Lynne Stenger was appointed the chairperson for the Meeting.

Proof of Notice: Proof of notice was mailed and posted to the bulletin board in the lobby.

Establish Quorum: Quorum of the Board Members was established. Quorum of Owners was not established, since only 13 respondents were present in person or by proxy. Board Members present: Carolyn Kavunedus, Dave Young, Lynne Stenger, with Saif Amoozegar and Donna Raptakis on speaker phone. Five (5) unit owners were in attendance

Minutes of last Member's (Annual) Meeting: Lynne Stenger read the meeting minutes from March 18, 2025. Motion made by Dave Young, seconded by Donna Raptakis and all were in favor.

All Board Candidates Agreed that they have read and agreed to abide by the Association Documents.

The Board of Directors vote was waived because there were only five (5) candidates for seven (7) positions. By proclamation all Board Members were seated.

Reports of Officers and Committees. Lynne Stenger, as Representative for the CAC (Common Area Committee), presented the Project Priority List for the CAC. Discussion ensued over the various projects on the List. The next CAC Meeting will be on Thursday, March 12th at 1PM in the Community Clubhouse. Owners were asked to review the project list and share their thoughts at the CAC Meeting regarding their priorities.

At this time, we did not continue with normal Condominium Business since February Financials had not been received. The next Board Meeting scheduled will be Tuesday, March 24th at 12:30PM.

Board of Directors Organizational Meeting: All Board positions remained the same. Lynne Stenger President. Saif Amoozegar Vice President. Dave Young Treasurer. Carolyn Kavunedus Secretary.

Adjournment: 1:32PM Saif made the motion, seconded by Dave Young, and all were in favor.

Next Scheduled Meeting: Tuesday, March 24th at 12:30PM in the Community Clubhouse

Respectfully Submitted,

Carolyn Kavunedus, Secretary
March 10th, 2026