

**Port Belleair No. 2 Condominium
Membership Meeting Minutes January 27th, 2026
Community Clubhouse – 12:30 PM**

Lynne Stenger, President of the Port Belleair No. 2 Board of Directors called the Meeting to order at 12:35 PM in the Community Clubhouse.

Establish Quorum:

In attendance were Board Members: Dave Young , Saif Amoozegar, Lynne Stenger and Donna Raptakis on speakerphone. Secretary Carolyn Kavunedus was absent. A quorum was established. Property Manager, Angela Johnson, was present from Ameri-Tech. Eight (8) Unit Owners were in attendance.

Proof of Notice of Meeting:

The Membership Meeting was mailed to all owners on January 8th and posted on the Bulletin Board January 14th.

Approval of Prior Meeting Minutes:

The Budget Meeting Minutes from October 28th, 2025, were reviewed. Having no edits, the motion was made by Donna Raptakis and seconded by Dave Young to approve the Minutes as read. All approved.

Discussion regarding pooled Reserves:

Lynne explained the reasoning for moving Line-Item Reserves to pooled SIRS Reserves. Manager Angela Johnson's further explained with examples included. Discussion followed.

Additional Questions/Concerns:

Increased owner communication. Vendor proposals and selection process. Noise issues. Guests visit with dogs. Building painting. Building Bylaws. Cause of the fire Alarm in the early morning hours of Tuesday, January 27th.

Call for Final Vote/Proxies to transfer funds from line-item reserves to SIRS pooled Reserves.

Angela recorded that thirteen (13) proxies were received. Eight (8) owners were in attendance. There was a total of twenty-one (21) owner responses. Twenty (20) voted yes to pool reserves. One (1) voted no.

Adjournment:

Having no further business to discuss, the motion to adjourn was made by Dave Young and seconded by Saif Amoozegar. All approved. Meeting adjourned at 1:24 PM.

Respectfully submitted,
Lynne Stenger - PB2 BOD President
January 27, 2026