

**MINUTES OF THE BOARD OF DIRECTORS'
PORT BELLEAIR NO. 2, A CONDOMINIUM
APRIL 21, 2026 - 12:30 PM**

Call to Order: Meeting was called to order at 12:35 PM on Tuesday, April 21, 2026 at the Community Clubhouse.

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

Establish Quorum: Quorum of the Board Members was established. Board Members present: Carolyn Kavunedus, Dave Young, Lynne Stenger and Saif Amoozegar on speaker phone. Donna Raptakis was absent. Three (3) unit owners were in attendance

Meeting Minutes:

1. Membership Meeting (1/27/2026) - Meeting Minutes were reviewed. Motion made by Dave Young to accept, seconded by Saif Amoozegar, and all voted in favor.

2. Annual Meeting (3/9/2026) - Meeting Minutes were reviewed. Motion made by Saif Amoozegar to accept as corrected, seconded by Carolyn Kavunedus, and all voted in favor.

Financial Report: Treasurer Dave Young presented the Financial Report from March 2026. South State Bank balances: Operating Account - \$57,501.57. Reserve Account - \$183,573.60. The SIRS Concrete Project finished, invoice received per proposal, amount due - \$50,600. Lynne Stenger made the motion to accept, Saif Amoozegar seconded, and all voted in favor.

Review of Port Belleair No.2, Rules, Regulations & Guidelines: Lynne Stenger presented the need to review existing documents, update and consolidate to create a packet for all owners and residents. In the past, rules were often not followed, and a disciplinary process did not exist. Going forward, we want all owners/residents to be aware of our rules and guidelines, and plan to create a progressive disciplinary policy. Discussion followed.

Owner Comments: Various concerns were voiced and discussed: Irrigation and landscaping concerns, building janitorial services, animals on premises, and guest policies.

Adjournment: 1:35PM Saif Amoozegar made the motion, seconded by Dave Young, and all were in favor.

Next Scheduled Meeting: To Be Determined.

Respectfully Submitted,

Carolyn Kavunedus, Secretary
April 21st, 2026