

Minutes of the Annual Meeting  
Pinewood Village Condo Association  
November 10, 2022

The meeting was called to order at 7:02 p.m. by T.C. Sayles , Community Association Manager representative from Ameri-Tech.

Ameri-Tech representative Keith Phillip reported that a quorum was present, noting that 56 resident owner/proxies were needed and 70 were accounted for.

### **BUDGET MEETING**

The following were all approved:

Waive the reporting requirements

Waive fully funding the reserve

Roll over excess funds

Approval by the Board of the 2023 Annual Budget

The budget was approved at \$717,898

(This was an increase of 7.2%, caused mainly by the large increase for our insurance.)

That increase has caused an increase in HOA FEES beginning January, 2023

Corner Units - from \$414.04 to \$443.20

Regular two bedrooms - from \$387.23 to \$414.84

One bedrooms - from \$301.74 to \$324.39

In addition, by January 1, 2025 the State of Florida will require that all Reserve Funds be fully funded. We plan to phase the costs of that in over a two year period and anticipate an increase of about \$75 to \$100 per month during 2024 with an additional similar amount in 2025. This is not yet a definite figure but an approximation, but we wanted to provide everyone with a heads up because this is a major impact for all. Details of this will be presented when the final figures are determined.

### **ANNUAL MEETING**

The meeting was called to order at 7:22 p.m. by T.C. Sayles.

T.C.. Sayles was appointed chairperson

Meeting notice was mailed to all residents and posted in the community

Quorum was present as noted above

MOTION:

Waive the reading of the minutes from the last annual meeting

MOVED: Jim Helbig

SECONDED: Mike Gray

PASSED

All candidates for the Board of Directors reported they have read and agree to abide by Association Documents.

MOTION:

Approve the election of the following to the Board of Directors:  
Jim Helbig, Stan Schmitt, Mike Gray, Fred Pyle, and Carrie Stenersen

MOVED: Jim Helbig

SECONDED: Stan Schmitt

PASSED

A number of issues were discussed during the Open Forum including:

Water shut off valves (individually and by building)

Spectrum contract (good until 2025)

Reminder to find your own plumber, electrician, a/c, and handy man

MOTION:

Adjourn the meeting AT 8:00 p.m.

MOVED: Mike Gray

SECONDED: Jim Helbig

PASSED

#### **BOARD ORGANIZATIONAL MEETING**

Called to order by T.C. Sayles

The following were presented for the officer positions:

President – Jim Helbig

Vice President – Stan Schmitt

Treasurer – Mike Gray

Secretary – Fred Pyle

At- Large – Carrie Stenersen

MOTION:

To approve the above officers

MOVED: Jim Helbig

SECONDED: Stan Schmitt

PASSED

Meeting was adjourned at 8:05 p.m.

Respectfully submitted,  
Fred L. Pyle, Secretary