

Hello Neighbors,

For those of you that were unable to make the June 5th meetings, here is a summary of the meetings and discussion.

Planned was an annual meeting which did not occur. When we all received a letter from the management company including a proxy, the purpose of the proxy was to cast your attendance to achieve a quorum. At an annual meeting a quorum of the membership is required totaling 37 owners, this is by attending or proxy that can be mailed in or provided to a board member, our total number was in the 20's.

At the annual meeting the formalities are to address the officers of the board and who will take on what roles. Our current board will remain the same until the date of our next annual meeting in February of 2026. The cost of the mailouts, etc is approximately 500 dollars.

Long term Board member Mary Garrison stepped down from the board . We all owe Mary a debt of gratitude for the many years of board participation and decision making for the community .  
Thank you Mary !

Following the annual meeting attempt, a business meeting occurred . With one board vacancy, a candidate Tom Hebert and owner in Club I expressed an interest in serving on the board . His position replaced Mary Garrison providing a full board of five owners.

John Haverty pres  
Bob relay VP  
Monica Horton Sec  
Tom Herbert Treas  
Kent Searle board member

A motion to wave the minutes from the previous meeting passed . Our property manager Andrew George provided information for Club I financials and addressed previous concerns for the overpayment of our monthly association fees. Further information on the monthly fees can be provided by contact with our property manager.

An update that hurricane season is upon us suggested that we all plan now for a weather event. Additionally the reminder was provided that we all own our window and doors, not the association. Therefore it is our responsibility to maintain window caulking and address potential wind driven rain issues with preparation to avoid water intrusion for you and your neighbors below you.

A new washer for the 1st floor has been purchased, we're waiting on the coin box. New pool side tables have also been purchased , they are 8 weeks out. We are currently utilizing Sainsbury Irrigation for monthly service of the irrigation system. Broken concrete near oak tree and the shuffleboard court was removed and replaced with turf.

Discussed was the required assessment to Common Elements. It appears that the assessment amount will be 1109.75. Club I has the good fortune of a pooled reserve and will pay CE by the

1st of July. Owners will then be required to reimburse the association no earlier than August 1st, with final payment within 60 days. An additional board meeting to ratify a board vote for the CE payment will occur on June 26th at 630.

The repair of Club I has been in the works for 18 months,.At our previous meeting the board was provided proposals from all of the contractors associated with the required repairs. Carpet removal , concrete repair to walkways and garage structures , floor covering to replace carpet on walkways, and repair to the stairwells in the building. It appears to be in the range of 260k. With 72 residences this equated to 3611.00. We are hoping these proposals will still be honored as some were from 2024. One additional general contractor will be bidding on the entire project.

All said, a timeline was established with meeting dates to discuss mail outs regarding the vote to approve our assessment, etc . The first meeting will be held July 16th at 630. We are hoping the funding requirements for repairs will be from October thru December, having just paid CE.

We had a system problem with Zoom and Zoom cannot be honored as a proxy.

Please accept this summary of discussion as a source of information. The best information can be learned by your attendance.

We have the good fortune to live in this hidden gem called Ltstc ClubI. Let's all consider what we can do for our community , not what our community can do for us .

Kind regards,

John Haverty  
Ltstc CI pres