

THE COURTYARD HOMES AT BELL TOWER PARK
CONDOMINIUM ASSOCIATION, INC.

2022 Annual Meeting

March 30, 2022 – 7:00 p.m.

Draft Minutes

1. Call to Order, Verification of Quorum, Proof of Notice of Meeting:
Meeting called to order by Robert Van Teeffelen at 7:03 p.m.
Quorum established – 76 homeowners present by proxy; 2 homeowners present by remote means.
Also in attendance: George Eckhardt, CAM; Caitlin Tetrault, Admin. Asst.
Notice of meeting was mailed and posted in accordance with Florida Statutes and the Association’s governing documents.
2. Approval of prior meeting minutes:
Minutes of 2021 Annual Meeting held 04/19/2021 were reviewed. On motion by Robert Van Teeffelen seconded by Michael Tew and without objection, minutes were approved by proxy majority vote.
3. Election of Homeowners to Board of Directors (via acclamation):
Written notification received from two (2) individuals of their intent to run for the two (2) open Board positions; therefore, by acclamation, Robert Van Teeffelen and Timothy Kidd have been elected to the Board of Directors.
4. Reports:
Robert Van Teeffelen reported on the status of the Association’s pending insurance claim relating to roof damage from Hurricane Irma, which has been taken over by FIGA due to insolvency of the insurance carrier (AmCap). An updated roof inspection was recently conducted by FIGA and the Association’s attorney is continuing to work toward resolution of the claim, along with the Board of Directors. The property insurance policy for the buildings is scheduled to renew on May 9, 2022; a meeting will be scheduled with the Association’s insurance agent to discuss this.

Robert Van Teeffelen also provided a report on the Association’s finances. Through end of February 2022 there is a small deficit of approximately \$1,090.00.
5. Unfinished Business:
No unfinished business.
6. New Business:
No new business.
7. Voting Results:
Resolved, that the Members approve the roll-over of excess funds from 2022 to 2023 –
72 in favor 0 opposed

Resolved, that the Members approve an Annual Report of Cash Receipts and Expenditures be prepared for the 2022 fiscal year in lieu of a review or audited financial statement--
67 in favor 2 opposed

Both resolutions passed.

8. Adjournment:

Motion to adjourn the meeting made by Robert Van Teeffelen, seconded by Timothy Kidd, carried by proxy majority vote. Meeting adjourned at 7:17 p.m.

Minutes Submitted by Michael Tew, Secretary