

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

2023 Annual Meeting

March 29, 2023 – 7:00 p.m.

Minutes

APPROVED

1. Call to Order, Verification of Quorum, Proof of Notice of Meeting:
Meeting called to order by Robert Van Teeffelen at 7:01 p.m.
Quorum established – 81 homeowners present by proxy
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 2022 Annual Meeting held 03/30/2022 were reviewed. On motion by Linda Bye seconded by Dee Horner and without objection, minutes were approved by proxy majority vote.
3. Election of Homeowners to Board of Directors (via acclamation):
Written notification received from one (1) candidate of their intent to run for the one (1) open Board position; therefore, by acclamation Michael Tew has been elected to the Board of Directors.
4. Reports:

Robert Van Teeffelen also provided a report on the Association's finances and status of roof replacement as a result of settlement of the insurance claim for Hurricane Irma. Through end of 2022 there was a loss, primarily due to the increased cost of insurance, particularly property insurance which increased in premiums by approximately 37% over the previous year. Potential options for obtaining replacement insurance at the May 2023 renewal date were also discussed and explained. The roofing project is scheduled to be completed by the end of June 2023. The need and scheduling of wind mitigation inspections was also discussed. Questions from the floor were also entertained and addressed by the Board members and Mr. Eckhardt.
5. Unfinished Business:
No unfinished business.
6. New Business:

Discussion concerning painting of buildings and replacement of exterior lights to take place after the roofing project is completed.

7. Voting Results:

Resolved, that the Members approve the roll-over of excess funds from 2023 to 2024 fiscal year

81 in favor 0 opposed

Resolved, that the Members approve an Annual Report of Cash Receipts and Expenditures be prepared for the 2023 fiscal year in lieu of a review or audited financial statement—

72 in favor 8 opposed

Both resolutions passed.

8. Adjournment:

Motion to adjourn the meeting made by Robert Van Teeffelen, seconded by Timothy Kidd, carried by majority vote. Meeting adjourned at 8:13 p.m.

Minutes Submitted by Michael Tew, Secretary