

Country Club Townhomes of Clearwater Owners Association, Inc.

Annual Membership Meeting Minutes

March 1, 2025 Poolside at Association

The Annual Meeting was called to order at 11:04 am by Beverly Neubecker, L/CAM Ameritech Community Management.

Michael Chaber and Ramy Rezkalla attended in person and Holly Wilson was on the phone constituting the required quorum of the current board. A total of 6 owners present in person or by proxy.

Notice of the meeting was properly mailed and posted onsite.

Minutes of the last annual meeting were not available and will be approved later.

Election of Directors: Ms. Neubecker called for nominations from the floor. All 3 current board members indicated their intent to serve again. Lisa Monid stated she would be willing to serve as well as Rubiela Maldonato, no other persons indicated an interest in serving, providing the constituted five- member board for the association. No election is necessary.

New Business:

Open Forum: Mike C. noted that some trees need to be removed on site as they are damaging property. An owner also asked if mulching was going to be completed this year. Beverly stated that it was up to the board when they would like to add the mulch as it was included in the 2025 budget to add mulch. Holly mentioned the association needs some pressure washing. Beverly stated a meeting needs to be set to address these matters.

Lisa asked if the fence behind the dumpster area had been repaired from the storm. Beverly stated yes that the contractor did not see it when he initially bid and it took some time for him to get back out since he was overbooked from storm repairs.

Seating of the new board 2025:

Holly Wilson, Ramy Rezkalla, Michael Chaber, Lis Monid, Rubiela Moldonado.

Adjournment: The meeting adjourned at 11:14 am.

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Organizational Meeting Minutes

March 1, 2025 immediately following Annual Meeting

The Organizational Meeting was called to order at 11:14 am., Beverly Neubecker, L/CAM Ameritech Management chaired the meeting.

Appoint Officer Positions:

Michael Chaber moved to have Holly Wilson remain as President, seconded by Ramy. Holly accepted.

Ramy stated by acclamation that he would remain Vice President, Lisa seconded.

Michael Chaber stated by acclamation he would remain Treasurer, Lisa seconded.

Lisa stated she would accept the Secretary position, Rubiela seconded.

Rubiela will be Director at Large.

The Board noted the agenda items discussed at the annual and set a board meeting for March 11, 2025, at 6:00pm at association poolside.

Mike moved to adjourn the meeting at 11:24 am, seconded by Ramy. Meeting adjourned.