

WALSINGHAM APARTMENTS, INC.
14531 WALSINGHAM ROAD
LARGO, FLORIDA 33774

Budget Meeting 2022 11:02am

President Irene Deebes verified that a quorum of the board was present. Five directors were present.

There are three items to be voted on:

Waive Financial Reporting -- passed
Reserve Funding Waiver – passed
Roll over Excess Funds – passed

President Irene Deebes asked the Board for a vote to approve the 2023 Budget. Susan Kaduc motioned and a seconded by George Timm. Board approved. The vote count was 5 yes.

President asked a motion to adjourn the 2022 Annual Budget Meeting. George Timm motioned and Jacki Jamison seconded. Board members voted to approve. The vote count was 5 yes.

Minutes of October 22, 2022 Annual Meeting

President Irene Deebes called the annual meeting to order at 11:07am. Saturday October 22, 2022 in The Narrows Park. Board members attending were Irene Deebes, Jacki Jamison, George Timm, Jim Bland and Susan Kaduc. Quorum was established with 26 owners present or by proxy. The site manager Corey Palmer was present.

Association President explained there was no election this year for the Board. President Irene Deebes stated there were three openings. Irene Deebes, Jacki Jamison and Susan Kaduc applied for the three openings. No one other than the current board members applied for the open seats, therefore, no ballot counting is required. The remaining seats held by George Timm and James Bland will be up for election next year (2023).

The Certifying of Proxies & Establish Quorum was done. There were 26 owners present either at the meeting or voted by proxy

Establish Proof of Notice was also completed.

Association President asked if any owner wanted the minutes read from the previous annual meeting of October 23, 2021. A motion to waive the reading of the minutes by Judy Bland. Jacki Jamison approved minutes as written. Seconded by Susan Kaduc.

Director / Committee Reports

President Irene Deeks asked for Officers reports:

Susan Kaduc explained putting together a fining committee as needed.

1. Minimum of three people on committee appointed by the Board who are not officers, directors, or employees of the association, or spouse, parent, child, brother, sister of an officer, director or employee.
2. Florida statute 720.303 and 720.305

Jacki Jamison reported:

- Insurance Company premiums will be going up in 2024
- Raising Laundry from \$1.50 to \$2.00 – adding more money in general fund
- New roof in 2023 – will receive a new wind mitigation report
---enough money in reserves to cover roof
- Will need new reserve analysis after the Surfside condo collapse in Miami Fla. A new report will be required for fully funded funds for roof, painting, structure and parking lot

Owner Forum:

The floor was opened for comments, questions, and suggestions from the owners present at the Annual Meeting.

- Dave Nemmers asked when the pool gets backwashed, is there a way to filter the white residue
--- Manager will check on it
- Dave Nemmers advised the gate is very loose to the pool, needs to be reinforced
- Randy Johnson said he has been here since 2005 and says the place never looked better
- Gary Hutchison asked if there was any way to better secure bicycles to prevent theft
- Sherry Blanchar inquired about transient traffic renting. Jacki Jamison read an email from our lawyer
- Sherry Blanchar asked about changing the no red beverages and food at the pool. Board denied the change of red beverages due to going on the recommendation from the tile

company. Florida statute states no food at pool

- Irene Deebes and Jacki Jamison explained that we do not have required rental period. There was a vote in January 2022 to add an amendment that did not pass. Our association needs 2/3 vote to pass, which is 34 yes votes. We had 27 yes, 12 no and 11 who didn't vote (they are automatic no)
- Irene Deebes explained each unit was given three new mailbox keys. The owner is responsible for them. If you need to replace the keys, it is your responsibility. The Board or management company does not have any keys to the mailbox.

New business:

Barry Scarr – Walsingham Apts Insurance Representative attended the meeting

He explained how insurance premiums are going up due to the condo collapsing on the East Coast and Hurricane Ian.

He suggested owners get a HO6 homeowners policy. This policy will cover any special assessment that might be necessary to cover new expenses from the association. Need to have the loss assessment endorsement.

Any insurance questions, please call 727-393-5000 and ask for Barry Scarr

Owners meeting for 2023

3rd Saturday. October 21st at 11:00am

At The Narrows Park if available

Walsingham Website to be used by owners: Walsinghamapts.org

President Irene Deebes asked for a motion to adjourn. George Timm made the motion to adjourn seconded by Jacki Jamison. Motion carried and meeting adjourned at 12:26pm.

Susan D. Kaduc

Secretary-Board of Directors

11/02/22