

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

**Budget Meeting 2023 11:01am**

Vice President George Timm verified that a quorum of the board was present. Four directors were present.

There are three items to be voted on:

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

Vice President George Timm asked the Board for a vote to approve the 2024 Budget. Susan Kaduc motioned and a seconded by Jim Bland. Board approved. The vote count was 4 yes.

President asked a motion to adjourn the 2023 Annual Budget Meeting. Jacki Jamison motioned and Jim Bland seconded. Board members voted to approve. The vote count was 4 yes.

**Minutes of October 21, 2023 Annual Meeting**

Vice President George Timm was appointed chairperson and called the annual meeting to order at 11:14am. Saturday October 21, 2023 in The Narrows Park. Board members attending were 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 Vice President explained there was election this year for the Board. The two current board members, George Timm and Jim Bland plus Brittany Davenport applied for the two open seats. The ballot counting was done by Justin Sears and Cindy Kline, overlooked by property manager Corey Palmer. After the ballots were counted, George Timm and Brittany Davenport were elected to the board. The remaining seats held by Irene Deeks, Jacki Jamison and Susan Kaduc will be up for election next year.

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 22, 2022. A motion to waive the reading of the minutes by Jacki Jamison.

Dave Nemmers seconded. Unanimously waived. Dave Nemmers approved minutes as written. Seconded by John Walsh.

## **Director / Committee Reports**

Vice President Geroge Timm asked for Officers reports:

Jacki Jamison reported:

- 2023 accomplishments:
  - \*\* Roof was completed and third nail (hurricane clips) were installed for better insurance rates cost \$173,943
  - \*\* air conditioners on roof had lines replaced
- Insurance Company premiums will be going up in 2024
- Raising HOA funds \$20 per month
- New washer and dryer that would not use quarters would not be cost effective for our association.
  - Pricing PER machine
  - \*\*\* phone app --- \$150 with \$100 installation fee
  - \*\*\* prepaid card --- \$195 with \$150 installation fee
  - \*\*\* credit/debit card --- \$395 with \$150 installation fee

Monthly fee \$18/month and 4% charge –Plus WIFI installation and monthly fees

Jim Bland reported:

Any big items for trash are not to go in the dumpster. The items should be set outside the dumpster. The owner is responsible to notify the City of Largo garbage company and let them know there are items to be picked up.

Owner Forum:

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

- Dave Nemmers asked if the water shut off valves for each unit can be retag.
  - Association will check on it

- Numerous owners brought up the air bnb at Walsingham. Advising that some of the renters do not follow the rules. When advised of the rules, the renters say they were not aware of them. The no smoking on property and no glass in pool area were not in the contract they signed.
- Sherry Blanchar inquired about transient traffic renting. Jacki Jamison and Susan Kaduc will email the lawyer or set up a meeting to get legal advice on our docs and rules and regulation.

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 the three storms Florida has been hit with.

In June, there was a 40-50% increase from carriers.

If your association has 3 or more stories, you are now required to have reserve and meet certain requirements

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

Owners meeting for 2024

3<sup>rd</sup> Saturday. October 19th at 11:00am

At The Narrows Park if available

Walsingham Website to be used by owners: [Walsinghamapts.org](http://Walsinghamapts.org)

Vice President George Timm asked for a motion to adjourn. Dave Nemmers made the motion to adjourn seconded by John Walsh. Motion carried and meeting adjourned at 12:09pm.

Susan D. Kaduc

Secretary-Board of Directors

11/02/23