

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

Budget Meeting 2024 11:00am

President George Timm 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 George Timm asked the Board for a vote to approve the 2025 Budget. Jacki Jamison motioned and a seconded by Irene Deeb. Board approved. The vote count was 5 yes.

President asked a motion to adjourn the 2024 Annual Budget Meeting. Jacki Jamison motioned and Irene Deeb seconded. Board members voted to approve. The vote count was 5 yes.

Minutes of October 19, 2024 Annual Meeting

President George Timm was appointed chairperson and called the annual meeting to order at 11:02am. Saturday October 19, 2024 in The Narrows Park. Board members attending were Jacki Jamison, George Timm, Irene Deeb, Brittany Davenport and Susan Kaduc. Quorum was established with 29 owners present or by proxy. The site manager Corey Palmer was present.

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 21, 2023. Jim Bland requested the minutes to be read. Secretary Susan Kaduc read the minutes. A motion to approve minutes as written was made by Dave Nemmers, seconded by Pam Johnson.

Association President explained there was no election this year for the Board. The number of candidates running for the board of directors did not exceed the current vacancies on the existing board. The three current board members, Irene Deeb, Jacki Jamison and Susan Kaduc will remain on the board. The remaining seats held by George Timm and Brittany Davenport will be

up for election next year. The board of directors must complete a board certification class within 90 days. Starting in 2025. Manager Corey Palmer will be advised when a class becomes available.

Director / Committee Reports

President George Timm asked for Officers reports:

Jacki Jamison reported:

Need to purchase tags for the water valves outback

- Railing issue has been going on since the spring, trying to get bids
- Current bid is \$66,000 to \$67,000 to replace. Possible cost for both North and South building would be \$200,000.
- Could have a \$4000.00 per unit assessment
- Looking into more bids to avoid the assessment

Cindy Kline asked if we could do a temporary fix by 108. There is a chip in the concrete on the bottom step. It was suggested to add a long bolt in the concrete.

- Recycling company was damaged during the hurricanes. All recyclables go into the dumpster.
- Owners would like to be notified on the progress of the railings, either by email or on the website.

Owner Forum:

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

Jo Nemmers asked if our documents say no rooms may be rented to transient tenants back in 1971, why doesn't it apply now.

- Jacki Jamison will email the lawyer about the 30 days or longer rental and get a legal definition of the word transient

Judy Bland advised Air BnB renters are still breaking the rules. A guest was charging a golf cart using the association's electrical outlet. Suggested notifying the owners of the violations and putting lock boxes on the outlets. When she advised the guests about a rule they aren't following, the guests reply it wasn't on the contract they signed.

- Jacki Jamison will contact the owners and ask them update their contracts to include our

rules

Gary Hutchison would like to turn off his water in 209 when he leaves for the summer. It also shuts off 108 master bathroom. He would like to know if it's the owner's responsibility to change the plumbing inside the condos to avoid this issue?

- It would be on the owners responsibility to change it because it's an inside fix

Jim Bland said he would like to see:

- Definition of transient
- Better communication
- Interpretation of common area (element)
- Enforcement of bi-laws

Judy Bland said the minutes were not sent out until a month prior to this year's meeting. She asked if the owners meeting (draft) minutes could be emailed or put on the website for the owners to read, especially for the owners who couldn't make the meeting.

Judy Bland also said we are paying \$1255 for the website. It needs to be updated.

- Manager Palmer said he will notify the person in charge of the website.

Jim Bland asked why the Legal fees aren't going down when we don't use it, maybe put the money in line item for trimming the trims

- Jacki Jamison explained if we needed more money for another expense, we would just move it from general maintenance.

Jim Bland said he thinks the maintenance and pool employees can do a better job. The pool doesn't look good. There are repairs that the maintenance person needs to fix. Light bulb overhead of units 121 and 122 is exposed.

New business:

Dave Nemmers – there is an electrical line behind the building that may need to be buried. It's a new line that was replaced by Duke Energy.

Owners meeting for 2025

3rd Saturday. October 18th at 11:00am

At The Narrows Park if available

Walsingham Website to be used by owners: Walsinghamapts.org

President George Timm asked for a motion to adjourn. Irene Deeks made the motion to adjourn seconded by Jo Nemmers. Motion carried and meeting adjourned at 12:07pm.

Susan D. Kaduc

Secretary-Board of Directors

11/05/24