

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

Budget Meeting 2025 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 – end year, financial review
Reserve Funding Waiver – passed
Roll over Excess Funds – passed

President George Timm asked the Board for a vote to approve the 2025 Budget. We added a line item for tree trimming. Irene Deebs motioned and a seconded by Susan Kaduc. Board approved. The vote count was 5 yes.

President asked a motion to adjourn the 2025 Annual Budget Meeting. Irene Deebs motioned and Jacki Jamison seconded. Board members voted to approve. The vote count was 5 yes.

Minutes of October 18, 2025 Annual Meeting

President George Timm was appointed chairperson and called the annual meeting to order at 11:04am. Saturday October 18, 2025 at Largo Recreation Park (Southwest Rec Complex). Board members attending were Jacki Jamison, George Timm, Irene Deebs, Brittany Wood and Susan Kaduc. Quorum was established with 26 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 19, 2024. Jacki Jamison motion to approve the minutes as amended after a change in wording was requested from Jim Bland, seconded by Irene Deebs.

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 two current board members, George Timm and Brittany Wood will remain on the

board. The remaining seats held by Irene Deebs, Jacki Jamison and Susan Kaduc will be up for election next year. Next year some board members will not be running. We need owners to run next year.

Director / Committee Reports

President Gerooge Timm asked for Officers reports:

Jacki Jamison reported:

- There will be a \$10 increase in HOA fees starting January 1, 2026.
- Spent \$950 trying to get rid of our raccoon issue.
- Pool passed inspection
- End of September – laundry fund at \$19,000 – use for misc cost
- There was a complaint of west dryer having issues with the quarter slots. The repair man came out in August and did not find anything.
- The East end washer was having issues, figured someone was taking out the wash before the end of the cycle. Make sure the cycle is finished before starting your laundry.
- We went over budget with building maintenance after the storm.
- \$750 bill repair due Oct 5th for boards on East/west building between Units 213 & 214

Owner Forum:

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

- Sherry Blanchard inquired about owners that have two cars. They are taking up guest spots that are needed for actual guests that come and visit. She suggested maybe charging for the extra spot that owners are using. (to make income for the association)
- There is no definition for a guest spot in our documents
- Chip Timm says he cannot cover his car and would like to park in another spot to avoid the pollen and leaves on getting on his car.
- A full time renter's guest continues to park in another owners spot. – Suggested to send the owner a letter to advise them about the situation.
- Towing a vehicle has to be authorized by the manager
- John Steffins said he had his north wall repaired about 6 months ago. He would like to put some landscaping in to make it look nice. He was advised to fill out the form on the website to get approval.

- Judy Bland advised us that it is a mess behind the west building. She suggested getting it cleaned up and putting more shells down.
- --- need more ground coverage in front of unit #119
- ----about 12 plants in front of Unit #121
- Brian Nemmers is interested in adding additional appliances to their unit (208) Advised to submit an architect form.
 - ---- inquired about adding a washer and dryer. They were advised that there would be an issue with the venting, plumbing and electrical.
 - ---Dryer has to be vented outside (you cannot cut a hole in the wall)
 - ---Amps in the building are not powerful enough to run the appliances
- Judy Bland advised the any Air bnb rental must be registered with City of Largo, must have tags on the windows and need a business license
- New business:
- Buildings need to be painted next year (2026). Last time building was painted was 2016. Shutters would come down and only repair or replace as needed
- If we want a color change, owners will vote on it – need 2/3 vote
 - Put color choices on website for owners to look at
- Parking lot needs to be redone possibly in 2027

Owners meeting for 2026

3rd Saturday. October 17th at 11:00am

At The Narrows Park if available or Largo Recreation Park

Walsingham Website to be used by owners: Walsinghamapts.org

President George Timm asked for a motion to adjourn. Jacki Jamison made the motion to adjourn seconded by Irene Deebs. Motion carried and meeting adjourned at 12:09pm.

Susan D. Kaduc

Secretary-Board of Directors

11/01/25