

**POINTE TOWERS CONDOMINIUM ASSOCIATION
SPECIAL MEETING OF THE BOARD OF DIRECTORS MINUTES**

held at the Office of Zacur & Graham, P.A.
5200 Central Avenue St. Petersburg, Florida
also via teleconference
Wednesday, July 24, 2024 Time: 2:00 pm EST

Tony called the meeting to order at 2:00 p.m. and requested that Theresa run the meeting. Board members participating via teleconference were Chris Jones, Alice Kuhn, Tony Maier and Judi Nora. Board member in person was Theresa Schefstad. Present via teleconference were Barry Gomberg, Pierre Jones, Yasser Kazbour, Margaret Knoll, Eric & Karen LeBlanc, Brad & Ruth Moore and Marty Nora. Also present was Attorney Richard Zacur and David Fedash, LCAM, Ameri-Tech Community Management.

A quorum of the board members was certified. *Proof of Notice* was properly made and certified.

David Fedash, LCAM, was introduced as our Association Manager from Ameri-Tech Community Management. Please utilize our website www.pointetowers.com for all maintenance requests, documents, etc. For inquires, etc. please use the CONTACT tab so that you may be routed to the appropriate person or department.

Tony moved to waive the reading of, and approve, the May 20, 2024 *Special Meeting of the Board of Director Minutes*, as written, seconded by Chris, all in favor.

The Motion carried unanimously.

Tony move to ratify the Parking Tag Rule Changes eliminating the need for “owner-registered” vehicle use. Approved on June 25, 2024 by Directors Tony, Chris, Judi, Theresa, seconded by Judi.

Chris, Judi, Tony and Theresa voted YES. Alice voted NO. Motion carried.

Judi move to ratify the Accurate Electronics Change Order for 2 antenna installations. Approved unanimously on June 22, 2024, seconded by Tony, all in favor.

The Motion carried unanimously.

Judi moved to approve McMullen Roofing’s \$3,000 proposal for full roof application of granules, seconded by Chris, all in favor.

The Motion carried unanimously.

Tony moved to approve McMullen Roofing’s \$1,300 proposal for conduit housing insulation, seconded by Judi, all in favor.

The Motion carried unanimously.

Judi moved to approve the *Guest Registration* form, seconded by Tony.
Chris, Judi, Tony and Theresa voted YES. Alice voted NO. Motion carried.

Chris moved to approve the *Application for Lease Occupancy* form, seconded by Tony.
Chris, Judi, Tony and Theresa voted YES. Alice voted NO. Motion carried.

Judi moved to approve the *Application for Approval of Conveyance*, seconded by Chris.
Chris, Judi, Tony and Theresa voted YES. Alice voted NO. Motion carried.

A presentation and discussion on the *Sea Turtle Conservancy Plan* occurred.

A presentation and discussion on *HB-1021 Amendments to the Condominium Association Act* occurred.

A presentation and discussion on the *Structural Integrity Reserve Study (SIRS)* and *Capital Reserve Study* occurred.

Judi move to adjourn the meeting, seconded by Chris. All in favor.
The meeting was adjourned at 3:54 pm.

Approved at the December 20, 2024 Organizational Meeting of the Board of Directors.