

9th Fairway Condominium at Green Dolphin Park Inc

Board Meeting Minutes August 29, 2025

Date August 29, 2025

Location Green Dolphin Clubhouse and Zoom

- 1) Called to Order at 11am by Mike Edwards
- 2) Roll Call/Verification of Quorum Debra Cameron, Jim Craig, Mike Edwards present, quorum confirmed. Scott Vignery Ameritech Property Manager also present.
- 3) Verification of Meeting Notice Posted Debra posted on Bulletin Boards 8-26-25, email blast and webpage posted 8-26-25, signs put out evening of 8-28-25 to remind owners of meeting.
- 4) Review and Approval of Prior Meeting Minutes from the April 23, 2025. Jim Craig motioned to approve, Debra Cameron seconded the motion. Approved unanimously.
- 5) Financial Report by Debra and Scott
Revenue \$71,661.07 current, \$733,257.03 YTD
Total expenses \$75,929.11 current, \$744,359.10 YTD
Reserves \$343,033.54
- 6) Commons Updates:
Roof drain cleaned, treadmill part ordered for repair, storm drain repaired near Meres entrance 8-11-25, Tennis/Shuffleboard fence replacement approved, two benches approved for Tennis/shuffleboard area, deep clean of clubhouse carpet approved.
Roads Committee:
Meetings to try to find ways for all associations to work together on better prices for paving projects.
Social Committee:
Bingo and games resume, working to define oversight of Commons Social Committee with legal.
- 7) Old Business
Final roof updates, wind mitigation posted, ongoing maintenance projects.
- 8) New Business
Asphalt milling and resurfacing in 2026, Budget for 2026 coming soon, Need Directors for next year board.

9) Presidents Comments:

Spectrum Cable/Internet,
Elevator Door Hold Button

Insurance costs for adding wind protection now that roofs have been replaced at total cost of wind protection is \$88,017.00 for the three buildings, 1800 and 1900 buildings have not had wind protection since May 19, 2024, due to the condition of the roofs. Insurance costs must be added to the 2026 Budget as it was not in the 2025 budget.

Past due HOA and assessment fees will be assessed to past due fees, as permitted by Florida law.

Ameritech CINC training

10) Opened for Comments from the floor

11) Adjournment to Next Meeting TBD in October- Jim Craig made motion to adjourn, seconded by Debra Cameron, passed unanimously and meeting adjourned at 11:55am