

9th Fairway at Green Dolphin

Annual Meeting Minutes

Date: January 22, 2026

Time: 3:30 PM - 4:03 PM

Location: Clubhouse

Attendees: Perry, Kristine Genovese, Mike Edwards, Betsy Clarke, and other homeowners

Zoom Recording link and passcode:

<https://us02web.zoom.us/rec/share/uRwMGJKgNAzO8v0QCKgCHJimH2MC1xGBTohS7kDpLgG1Owd-2ni8cXtiEVeKcHM.gH6Vc8ioma-XrVKo?startTime=1769112488000>

Passcode: N^%x9sT8

Quick Recap

The 2026 Annual Meeting was held to elect new officers, with Mike Edwards elected as president and other positions filled by Ralph Lorenz, Carol Starr, and Judy Edith. Financial matters were discussed, including revenue, operating expenses, and assessment collections, while various property maintenance issues were addressed including concerns about a golf course lake, pond algae problems, and elevator modernization needs. The board concluded by discussing security improvements, particularly the potential installation of cameras in parking areas, and agreed to explore options further at the next meeting.

Action Items

- **Mike:** Obtain and present multiple quotes for elevator modernization, including timelines and downtime, to the full board.
- **Mike:** Add security concerns (including cameras and potential neighborhood watch) to the next board meeting agenda and obtain quotes for security camera systems.
- **Board:** Schedule a future meeting (by end of March) to discuss security options, including inviting a representative from the police department and/or a security camera company.
- **Board:** Continue the process to address the third homeowner who is delinquent on assessments by moving forward with the next step (e.g., lien filing) as necessary.

Meeting Summary

2026 Annual Officer Election Meeting

The meeting was called to order by Kristine, who explained that it was the 2026 Annual Meeting, with the purpose of electing new officers. Mike and Kristine discussed the need to identify participants, particularly those joining via phone, and confirmed the attendance of key members like Scott and Tony. Scott was designated to lead the meeting, and the agenda was set to proceed with the election of officers following the annual meeting.

Financial Review and Lake Concerns

The board meeting began with a discussion of financial matters, where Kristine reported total revenue of \$409,938.93 and operating expenses of \$1,073,000, resulting in \$417,000 in reserves. Two members who were behind in assessments have paid after receiving a Notice of Intent to Record a Claim of lien, while the third case will proceed to a lien. The special assessment for 2025 has been collected in full except for a few outstanding payments. Mike expressed gratitude to departing board members Christine and Deborah, while noting that Carol will remain on the board. During open forum, a member raised concerns about the golf course's impact on a lake, questioning potential harm and property rights, particularly regarding a portion of the lake that may be on association property.

Pond and Elevator Maintenance Issues

The meeting discussed issues with a pond behind the 1900 Building, which has a green algae problem. Mike clarified that the pond is on golf course property and the owners have contacted the City of Tarpon Springs. Kristine suggested talking to Howard from the golf course about the leaf blower noise starting at 4 AM. They also discussed the elevator issue in Building 1700, which Mike explained was handled properly and repairs are in progress. The board is seeking quotes for elevator modernizations.

Elevator Modernization and Security Upgrades

The board discussed elevator modernization for the 1700 building, which received its first quote with a 24-week lead time and minimum 15 working days of downtime per elevator. Kristine emphasized the importance of evaluating both cost and impact on residents with mobility challenges, suggesting summer initiation to minimize elevator downtime. Mike reported recent elevator issues, including a Sunday incident where someone was trapped, highlighting the need for addressing these systems. The board also considered security improvements in light of recent car break-ins, with a suggestion to explore camera installation in parking areas, which Mike agreed to add to the next board meeting agenda.

Security Measures and Camera Installation

The meeting focused on security concerns, particularly the installation of cameras. Mike explained that while cameras are useful for deterrence and monitoring, they are primarily after-the-fact tools and cannot prevent crimes. He offered to get pricing for camera installation, which would require board approval. Kristine suggested initiating a neighborhood watch program, with each association taking a week of the month to patrol. The group discussed the possibility of wireless, battery-operated cameras in carports, which Mike confirmed are allowed as they do not involve drilling into the building. They agreed to consider camera installation at the next board meeting, potentially by the end of March.

Board Officer Elections

The board held an organizational meeting to elect officers for the upcoming year:

- **President:** Mike Edwards
- **Vice President:** Judy Edith
- **Treasurer:** Ralph Lorenz
- **Secretary:** Carol Starr
- **Directors:** Linda Cancellia, Marie Petin

The board also discussed the need for a security camera system and agreed to have a representative from the police department or a security camera company attend a future meeting to provide quotes.

Financial Summary

As of December 31, 2025:

- Total Revenue: \$409,938.93
- Total Operating Expenses: \$1,073,106.78
- Reserves: \$417,433.86
- Special Assessment for 2025: \$416,265.39 collected (a few outstanding payments remain)