

COURTYARD HOMES ASSOCIATION, INC.

DATE: Monday, February 17, 2025

TIME: 7PM

Please note the annual membership meeting and the organizational meeting will take place immediately following this agenda.

PLACE: Perico Bay Clubhouse or Zoom

MINUTES

1. Call to order: Gwynne Jones called the meeting to order at 7pm.
2. Determination of quorum: A quorum was established with the following board members present; Dave Frost, Sue Johnson, Gwynne Jones, Tom Little, and Mary Butts.
3. Proof of Notice: Notice was provided in accordance with FL ST and the association governing documents.
4. Reading and approval of minutes: January 20, 2025: TABLED.
5. Officer's Reports
 - a. President's Report: None.
 - b. Treasurer's Report on January 31, 2025, Financial Statements: Mary gave the report. Payment reminders and late notices have been sent.
6. New Business

Review and approval of a special assessment to the membership for two cool / heat units for the pool and one spa heater. The total cost will be approximately \$40,000. If approved, each member would be assessed \$400. The special assessment would be collected in one payment, due by March 20, 2025. *Please note: If your unit is pending sale, the \$400 must be paid in full prior to closing.* **MOTION** made by Mary, seconded by Sue to approve as presented. MOTION passed unanimously.
7. Owners' comments or questions: None.
8. Board meeting: March 17th at 7pm.
9. Adjournment: With no further business to discuss, the meeting adjourned at 7:12pm.

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