

# EAGLES LANDING CONDOMINIUM II ASSOCIATION, INC.

## MINUTES OF 2024 ANNUAL MEETING

April 3, 2024 – 6:60 PM

Countryside Recreation Center – Dance Room - Clearwater, FL 33761

### I **Certify Quorum/Proof of Notice/Call Meeting to Order**

Proof of Notice was shown and a quorum of the Membership, in person and by proxy was certified. Therefore, the meeting was called to order at 6:45 PM by Don Eddy. Board members in attendance were Don Eddy, Paul Danner, Lyla Kinsel, John Cunningham and Dennis Johnston. Susan Marino, LCAM and Carrie Schranz, LCAM representing Monarch Association Management were also present.

### II **Approval of Minutes**

Paul Danner made a motion to approve the 2023 Annual Meeting Minutes, second by Don. Motion unanimously approved.

### **REPORT OF OFFICERS**

### III **Presidents Report – Don Eddy**

Don Eddy reported that an owner is interested in discussing the installation of solar panels. Sue was asked if he would attend the next Board Meeting and give a presentation.

It is time for the gutters to be cleaned. Sue was asked to solicit proposals.

It is not time to once again have the golf ball damage repaired. Sue was asked to contact Specialized Coatings to repair.

On behalf of the Board and the owners, Don ends his report by thanking Paul Danner for his many contributions to the Board, over the year and they have not gone unnoticed. Serving as Treasurer has been a challenge but Eagles Landing II has been able to maintain a strong financial footing.

### **Treasurers Report- Paul Danner**

Paul Danner gave an overview of the Association's financial standings based on the March financial Report. Reserve Balance \$336,000, Loan Balance - \$1,070,000, noting the adjustment rate will take place in 2028.

### **Secretary's Report- Lyla Kinsel**

Lyla is working closely with ELI in an attempt to reach a tentative "Joint Use Agreement" with a Committee of Seven (7) and a budget of \$10,000 contributed by each Association.

### IV **New Business**

#### **Election of Five (5) Directors**

The number of Candidates exceeded the number of positions available. Therefore, there was an election, candidates were:

Susan Brown – John Cunningham – Richard Dubois – Don Eddy  
Dennis Johnston – Lyla Kinsel – Paul Raven

After all votes were counted, the top vote getters were:

Susan Brown (\*withdrew) & Don Eddy received equal number of votes.  
John Cunningham – Richard Dubois - Lyla Kinsel and Paul Raven

Sue Marino announced there is a tie between Susan Brown and Don Eddy which will require a Run Off Election to be scheduled. \*Hearing that Susan Brown respectfully withdrew her name, as she felt it was necessary for Don to remain on the Board until the legal issues with ELI and other were settled.

**V. Open Floor to the Membership**

Items mentioned were: Exterior garage light repair, establishing Committees to help with special “projects”, landscaping issues, set a calendar of Board/Zoom meeting. The Board will discuss the various comments/suggestions at upcoming meeting(s).

**Board Announced the Organization Meeting will not follow this meeting,  
as Paul Raven is not in attendance at this time.  
All owners will be informed when a date/time is set.**

**VI Adjournment**

Being no further business to discuss, Don Eddy made a motion to adjourn at 7:55 PM.

**These Minutes have been approved.**