

Boca Ciega Point East 16 Condominium , Inc.
275 Boca Ciega Point Blvd
St. Petersburg, FL 33708

BOARD MEETING MINUTES

Boca Ciega Point East 16 Condominium, Inc.
Place Boca Clubhouse
Dec. 2025 @ 10:05.

Attending Board members: H.Bartels; L. Bennet; M.K.Budronis; J.Zein; S.Freed

Materials provided: Sign In sheet; Agenda; Financial report.

President and secretary presented to the association the affidavit of evidence that all meeting notices for the 12/5/2025 meeting were mailed; emailed; delivered by person. The affidavit was signed and notarized on 12/5/2025 by a notary in the Boca's management office. .

The meeting Agenda is as follows:

Roll call of residents to establish a quorum was conducted
12 proxies received by mail/email.

Residents present completed attendance sheet indicating that they are legal voters.
A resident was called to vote- resident did not understand the budget/ budget vote.
Hank B. provided an explanation and examples.

Voting was taken of residents verbally(including written in proxies) with a result of 28
to waive full funding of reserves with
3 votes not in favor. Result waive full funding of reserves.

Voting was taken of residents verbally (including written in proxies) with 27 to pool
reserves and 4 not in favor.

Result that we will pool reserves. Meeting was ended and floor was opened to
questions. .

Resident asked for clarification on a typo-“ If an association is not fully funded and a
Major repair from items on the reserve schedule depletes the balance then the
“Owners” will need to fund the repair with an assessment.(the plural was missing).

Question regarding the monthly increase and how it is figured out. The Board votes
The current operating budget and the current reserve schedule . They look at
funding levels-the board votes on what is appropriate and it is only for one year.
We provided examples of not adding any reserve funding for the future which
resulted in an monthly increase of \$43.00

If we include 25% to add to the reserves it would result in \$102 in monthly increase.

Most of the 19 associations are around \$1100 monthly but if they are lower it is
Because they do assessments when needed. Federation is just a management
company that takes care of the common element grounds and amenities.

Pest Control: we are still using JD Smith since they are the most cost effective. They
come monthly, set bait traps and have not increased their rates.

No terminate inspections are needed since we are good for 5 years due to being

tented 1/2025.

All insurance \$ are in the process of been paid out. 19 owners paid out; one given check pending questions; 4 checks being picked up today; 5 in process of being finalized by JHN.; 2 have Buildwell issues; 6 remaining.

Meeting adjourned at 11AM.-Steve Freed first and J. Zein second.

December 5, 2025. Board Meeting -11:08 AM

- A. Approved Minutes: The Sept.9,2025 Board meeting minutes were accepted and approved by Steve Freed and second by J.Zein.
- B. Hank approved the minutes from the Nov 13,2025 board meeting.
- C. Entire board examined the budget review created by Janelle listing the % of \$ contributing to the reserve fund with the corresponding monthly HOA fee increase to resident owners. Entire board voted on an increase of \$103.75 per unit monthly resulting in a 25% increase rate to fund the reserves; included the increase to the Federation and the new operating budget. Individual unit increases will vary based on their assessment levels. Steve Freed accepted the motion to accept this increase second by Janelle and all voted yes.
- D. Hank will supply Tina in management with the results of our meeting. Once Tina has created the owner letters regarding the new monthly HOA fees Hank will disperse said info to each ofvteh unit owners.
- E. Next Board meeting will be 1/5/2026.
- F. Meeting adjourned by Steve F.'s motion and second by Linda B. at 11:35 AM.

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKB _____
Marianne Budronis, Secretary

