

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

BOARD MEETING

Boca Ciega Point East 16 Condominium, Inc. Board held a Board meeting on 1-5-2026 payouts

@ 11:30 Am. at the Boca Clubhouse and on Zoom. Board members in attendance: H. Bartels; L.Bennett; M.Budronis; Janelle Zein; S.Freed.

The meeting Agenda was as follows:

- A. Call Meeting to Order
- B. Approval for Previous Board Meeting's Minutes will be tabled till March Board meeting.
- C. Insurance Allocation payouts-2 outstanding because they went over their allowance. These unit owners have been informed that they need to repay the association. 11 outstanding.(One owner –check is cut but owner questions it.)
- D. Close out Insurance Fund – need to close out last of the insurance allocations – which are waiting on final JHN and Buildwell invoices.
- E. Independent Audit of Insurance Funds Update. This will be taken on once the insurance fund is closed out.
- F. Status of Soffits/Gutters Paint Project-Steve F. will be in charge and After Hours will be the company.
- G. Exterior Door project-20 owners needed sliders; end of this week they will be done. Tomorrow Linda and Hank will do a walk through with Alex to make sure all is completed and Check that all inventory is correct and available. . Once all units are completed-whole buildings at a time- inspections will be scheduled.
- H. Garage doors and windows are completed if they were done through Buildwell. Garage doors done by Precision need brand stickers for final inspection. Buildwell needs to order their inspections. If any owners want to make changes it will go under the owner's permit to remodel and it will not be related to Insurance Flood issues.
- I. Compliance regarding Minutes/website postings were discussed. The uploading of information will be address during the month of January.
- J. Condo 16 document project. We need to work with the attorney to go through all the current legal documents filed with the county; review the language that it matches to current law; legally file the new docs; create PDF's; electrically stable doc; docs need to be readable and understandable; sequenced and indexed; that

it is cleaned and updated up legally; we will do a read-thru-first review. Second review will include board members and one owner (Jim Mayors volunteered) which will be to check the language; set up a community committee to determine what owners are interested in keeping and deleting. Next board meeting we will collect names of owners interested in being on the committee.

J. Recycling: 10 years ago, it was available. Cost was \$7 per month. It was stopped because residents no longer wanted it possibly due to cost. Ask federation to review it again after their election. We can review if the other associations are interested in this. Possibly we can have a re-cycling center on association grounds.

K. Discussion ensued of how the individual associations are connected to the Federation. All board members are trustees of the Federation.

Hank made a motion to hold a special election of the officers. Hank offered Linda B. as President all voted yes; he offered Janell as Vice-president all voted yes; Marianne B. as Secretary- all voted yes; Steve F. was offered as assistant secretary all voted yes; Linda offered Hank B. as Treasurer and all voted yes. These will be current Board positions and assignments for Condo Association 16.

Meeting Adjournment at 11:50.AM

- A. Discussion related to legal and personnel issues (closed session for Board members only). Secondary Board meeting by Linda B. to discuss private board meetings. Mohamed is asking to move the fire hydrant. Question is what is the board's responsibility to give approval to an owner (and how) in terms of anything like driveway expansion or moving a fire hydrant.
- B. Steve is in the process of getting info regarding this issue. Linda suggested that he submit an alteration request that included all the particulars related to the driveway expansion and particulars related to water meter and fire hydrant and how they will be accommodated. The request should include all approval and requirements subjected by the Pinellas county's utility department and municipalities. Hank will verify whether the water meter serves as a turn off valve also, thus requiring access at all times.

BOCA CIEGA POINT EAST 16 CONDOMINIUM, INC.

By: MKBudronis _____
Marianne K. Budronis, Secretary