

Notes from BOD meeting on May 7, 2026

The meeting was called to order at 6:30 by Miguel. Welcome of zoom members. Pledge of allegiance. All five board members present. Proof of meeting posted on bulletin board 48 hours before the meeting and emailed to owners. Last month 's meeting notes approved.

First real order of business for villa 4719 approval for sale with a starting bid of \$70,000 or best offer. Renters have first right for 70,000. They have 30 days to confirm or deny purchase. Vladimir will set up an open house for those who want to see it. This was approved. It was noted that the HOA owns three villas. This is one of three.

Second order of business, confirming a contract with the CPA to do our federal taxes for 22, 23, 24 and 25. Apparently, the HOA boards have filed Florida taxes but have **not filed federal taxes since 2021**. The budgeted amount of \$35,000 for the audit did not include tax filing. This board says they are not responsible for what happened before they were elected and apparently because the audit was not completed. There was no way to provide information to a CPA for them to file a tax return federally. The CPA they have chosen will be charging \$69,000 for federal filing of 22, 23, 24 and 25 taxes. This is a negotiated price and was much higher initially. The question was asked if the current board can put in a future contract with Dan Asher or whomever is going to manage this place that they are legally obligated to provide audit information appropriate for us to do our federal taxes by a certain date. The answer was yes; they will work on that. If that is done, the HOA would have a legal right to come back on Don Asher or whatever the management company is, if that audit is not performed.

There has not been an external audit since 2019. The board approved motion to pay the 69,000 to have that federal filing done. Lots of discussion was held on whether there is a legal liability and penalties and if so, is Don Asher responsible to deal with that.

Third order of business, the board would like to put payment meters for the car wash and the air compressor to keep outsiders from using the car wash area. Apparently, there are people who lend out their fobs and lots of people are using tons more water. Our water bill has increased by \$3000. It was noted that there is a unit owner or resident who is running a business detailing cars and using our car wash to do so. They would like to put in meters and charge five dollars to wash any vehicle maybe \$.50 to a dollar for air. This was tabled for future analysis. During discussion on the meters for the car wash and air it was suggested that perhaps the office turn off all the fobs and then reprogram each owner's one fob to work and they said that wouldn't work plus it would take a lot of time because people are actually loaning out their fobs to other individuals to use our car wash, but they did table it for now and will analyze and look into it again later.

Fourth order of business; electronic voting. One third of the people present and those that answered online said yes, they would be interested. Owners will still be allowed to select to get a paper ballot instead of voting online. Two companies were contacted the first one is \$865 but you only get one vote. The next company is \$1100 but they have more options as in we could have an additional vote for an addendum change or whatever else needs to be done. There was a lot of discussion about the electronic voting and how would we manage whether people voted twice once electronically and once by paper. Chris assured us that that could not happen there would be checks and balances in place.

Next order business; violations. There was a violation on unit 2641 on January 9, February 9 and March 10 nothing has been done to remove the offending materials that were noted. It was approved to find those owners \$100.

Victor had someone call in they took the phone upfront. This person went on and on about the past issues with finances and people stealing money or guzzling or whatever it was and wanted to know what was happening. It was noted that it is with the sheriff's department, and nothing has been decided until tax filings, and everything else is done.

The meeting was adjourned.