

Dolphin Key Condo Association 2022 - 2023 Annual Members Meeting, August 29th, 2022.

Meeting was called to order at 6PM.

Proof of Notices for meeting were sent out according to guidelines

A quorum was established with a combination of proxies and people on the zoom call.

- Bill Clendaniel and Mary Eisele applied for board positions. One seat was available. Alicia Palonis volunteered to fill the third seat.

Mary discussed the insurance increase was the major reason for the \$80 increase in the maintenance fees. Our previous insurance company dropped our policy and is no longer writing policies in Florida. Nearly all condo associations in Florida took a huge hit in the insurance premiums. Most carriers are no longer writing insurance for properties on coastal and barrier coastal properties (such as ours). Some insurance companies have left the state FL altogether leaving fewer companies who will write a policy. Effective as October 1st, 2022, a new budget will go into effect with the increase in the HOA maintenance fees.

It was mentioned some of the door numbers were falling off or cracked. Alan stated he uses Monster Tape to put them back on and it does the trick. We can have Altin take care of this task.

Bill mentioned some of the visitor parking curb signs were missing. There are extra signs in the closet next to the bulletin board. We can have Altin take care of this as well.

Some residents brought up the subject of the cleaning/maintenance staff. It's questionable as to what days and how long Altin and his wife are on-site. They need a list of "house keeping" tasks that can be hung in the closet and checked off when they are on the property. Mary will get with the rest of the board to refine the existing duties and come up with a checklist.

Management will set up a day to have the mangrove trimmer walk with the board to make sure of our expectations.

Management will contact the county for mosquito control.

Management will send out a reminder about rentals as we approach the busy season.

Management was reminded to email all the owners a list of the owner's contacts and emails only for those who consent.

Just so all the owners are aware, Dolphin Key has a website. Management will send out an email blast informing every one of the website address.

There was no further discussion. Mary motioned to adjourn the meeting; Bill seconded. Meeting adjourned. 6:55PM

Organization meeting followed:

The board agreed to keep the officers the same.

Mary Eisele – President

Bill Clendaniel- Treasurer

Alicia Palonis – Director
Meeting Adjourned at 7:05PM.