

*Experience the Difference*

**DOLPHIN KEY  
CONDOMINIUM ASSOCIATION**  
*A Corporation Not for Profit*



**MINUTES FOR THE 2025 Budget Adoption and SPECIAL ASSESSMENT  
BOARD OF DIRECTORS MEETING**

**DATE/TIME**            **Wednesday, December 23rd, 2024, AT 11:00AM**

**LOCATION:**            **VIA ZOOM ONLY:**

**2025 Budget Adoption**

1. Meeting was called to order at 11:05AM.
2. Quorum of the board was established.
3. Board members in attendance were Mary Eisele, Jeff Tate and Maria Pereda.
4. Management provided Proof of Notice of the Meeting and quorum of owners was established.
5. John Schilthuis made a motion to waive financial reporting, Terry Moore seconded, motion carried.
6. Mary Eisele motion to waive fully funding reserves, Maria Pereda seconded, motion carried.
7. After taking several questions from the owners about the budget, Jeff Tate motioned to approved budget, Mary Eisele seconded, all in favor.

**Budget Meeting was adjourned at 11:27AM.**

**Special assessment was called to order at 11:28AM.**

**Mary went over the assessment with the following breakdown.**

***Ameri-Tech Realty, Inc. • Ameri-Tech Community Management, Inc.***  
**CORPORATE HEADQUARTERS**  
24701 US Highway 19 North, Suite 102, Clearwater, FL 33763  
**(727) 726-8000 (727) 723-1101 Fax**  
**Toll Free 1-877-726-0000**  
[www.ameri-tech.com](http://www.ameri-tech.com)

## Experience the Difference



Item	Cost	
Pool Furniture	\$ 6,650.05	Actual
Additional Power Washing	\$ 2,300.00	Actual
Firepit/Gazebo Furniture	\$ 7,000.00	Estimate
Electrical Work	\$ 1,500.00	Estimate
Pool Total	\$ 22,102.78	Actual
Clean out of Storm Drain area	\$ 1,000.00	Estimate
Replace shrubs around perimeter	\$ 5,954.40	Actual
SIRS	\$ 4,250.00	Actual
Total	\$ 50,757.23	
Divided by 30 units	\$ 1,691.91	

The purpose of the assessment is the result of the Helene Hurricane and is broken down below: Each unit will pay **\$1,700 due no later than January 23<sup>rd</sup>, 2025.**

Mary made the motion to approve the assessment, Jeff seconded, all in favor.

Meeting was adjourned at 11:45AM.

**Submitted by:**

*SCOTT VIGNERY*

Scott Vignery, LCAM  
Community Manager