

# Meeting assets for Dolphin Key Budget meeting are ready!

## Meeting summary

### Quick recap

The main focus was on budget discussions, including reserve funding, mangrove trimming policies, and maintenance increases to cover unexpected expenses. The board addressed various property maintenance concerns and approved the budget, while also agreeing to investigate vendor options for window cleaning and boat slip fees, and to replace old rat traps around the property.

### Next steps

- [Scott: Get window cleaning quotes from new company and send numbers to Mary](#)
- [Mary: Follow up with directory/call box repair company before the holiday](#)
- [Scott: Talk to accounting about fixing auto-pay issues for boat slip fees for all dock owners](#)
- [Mary: Get new rat traps and place them around the building perimeter and in parking areas where cabanas are located](#)
- [Mary: Add note for next year that reporting requirements review will be required in 2026/2027](#)
- [Mary and John: Talk to landscaper about reducing fertilizer near mangrove areas](#)

## Summary

### Budget and Maintenance Policy Updates

The board meeting focused on budget discussions, with Mary addressing questions about reserve funding and explaining that all categories are now fully funded, including painting. She detailed changes to mangrove trimming policies, explaining that they can only trim 25% of new growth and may need to trim twice yearly in the future to control rapid growth. The board also discussed general maintenance increases to cover unexpected expenses like call box repairs and sidewalk leveling, and Mary mentioned that their hurricane insurance with Citizens is being dropped, with a new policy starting in April that will result in a slight cost reduction.

### Mangrove Trimming Regulations Update

Mary explained that strict regulations prevent any changes to the mangroves, including trimming or removal, even for dead trees, and noted that these regulations have become more stringent. She clarified that only certain height trims are allowed near walkways and sidewalks, and emphasized that the mangroves provided protection during a storm. Malcolm inquired about the impact of

mangroves on 01 units, and Mary confirmed that they are at their trimming limit, with any further adjustments requiring new permits and stricter oversight.

### Property Maintenance and Budget Approvals

The board discussed several property maintenance issues, including fertilization concerns and the need to avoid disturbing invasive Brazilian pepper trees in the mangrove area. They approved the budget and voted to waive reporting requirements for the current year, noting new laws requiring reviews every other year starting in 2026-2027. Scott agreed to investigate window cleaning options after the previous vendor stopped responding, and will look into fixing the auto-pay issue for boat slip fees that Brian and others have experienced. The board also agreed to replace old rat traps around the property, particularly near the cabanas where Malcolm reported seeing droppings.