

## Dolphin Key Annual Meeting Wednesday, Aug. 27, 2025

The 2026 annual directors meeting was called to order at 6:03 PM with a quorum present. Ameri-Tech noted that proof of notice was sent out and mentioned new legal requirements for board members to complete a 4-hour course by July, though Mary indicated their certificates had not been submitted. The meeting was set to open for an open forum where board members could present reports and discuss any new or unfinished business.

Mary explained that a repair visit had not resolved the fire pit's problems due to a faulty control knob and that the callback box needed new codes or a replacement unit. Ameri-Tech mentioned that Andy had not yet sent a bill for his recent raccoon-related work, which Mary confirmed needed to be paid.

Mary discussed upcoming maintenance tasks for the fall, including mangrove trimming, pool equipment area repairs, and drainage improvements in the parking lot and swale area. She noted that the pool is in good shape, but the dock cleaning will be the responsibility of residents who use it, as Jeff found that the current pressure hose is sufficient. Mary also mentioned that the fire pit needs a valve replacement, and the call box system is experiencing programming issues. She emphasized the importance of proper garbage disposal, reminding residents to use garbage bags and break down boxes before disposal.

The meeting also focused on two main issues: window cleaning and peeling paint on building railings. The group discussed the need to find a company that previously cleaned the building's windows using a cherry picker, with Scott agreeing to research and email the contact information. Diane reported that the paint on the building's bottom railings was peeling, and Mary requested photos to document the issue for the painters who only completed the bottom portion of the railing.

Discussed several maintenance issues, including rust on elevator frames and stainless steel, and agreed to have Mary follow up with the cleaners about addressing these problems. They also addressed concerns about dogs being off-leash in common areas. Mary will send out a reminder about leash rules to residents. The current board structure would remain unchanged for the upcoming year 2026.

Here are the board members:

Mary Eisele

Jeff Tate

Maria Pereda

Meeting was adjourned at 6:35PM