

Date: March 20, 2024 Annual Meeting set for 5:00pm

Minutes

Call to Order: 5:20M President Lew Panzo appointed Chairperson Vincent Galanti and then he welcomed the ownership.,

Flag Salute: Led by Chairperson Vincent Galanti

Roll Call: Conducted by Secretary Brooke Kruhm- Present: President Lewis Panzo, 1st Vice President Armand Veltre, 2nd Vice President Rich Garzon, Treasurer Patricia Meglino and Secretary Brooke Kruhm.

Introduction of Association attorney Becker's Mark Friedman who discussed the election procedure and introduced Ballot Counters: Roberta Azarak, Mark Bolton, Anthony Burke, Nick DeMaio, David Galligan, Jerry Papp, Patti Schreiber and Bob Testa.

Nick DeMaio motioned to close the collection of ballots. Vicky DeMaio seconded it.

Proof of Notice of Meeting: Submitted and certified proxies read by Secretary Brooke Kruhm.

Chairman Vincent Galanti introduced President Lew Panzo.

President Lew Panzo mentioned the highlights of the past year including the pool resurfacing, new furniture at pool 650 & 2250 with new furniture coming for pool 1250. He is working to get pool 1550 open in some capacity. While the insurance rates continue to go up every year, re-doing the roofs three and a half years ago did help our rates. The current Elevator Life Safety Modernization & Panel Replacement, a 2.8-million-dollar project is running ahead of schedule. The Bluffs Marina Sea Wall project is currently in litigation and at a stalemate. The Bluffs Marina claim they have a new plan, we will share it with ownership when we receive it. Our dues should level off here soon as our reserves are in a good place after all projects are complete.

Treasurer Patricia Meglino spoke on the fact that we are all in these financial burdens together. WE have a great team here, our CAM, Office and Maintenance is wonderful, and she has been honored to be Treasurer.

2nd Vice President Rich Garzon thanked all the people for voting for him and reminded everyone that we have a limited budget for landscape. He and his committee do their very best to take care of things as they have the funds for them. They will be trimming trees early this year to prevent the bird problem. He wanted to remind owners that according to Rule 45 that you cannot personally plant in common areas.

Building Representative Chair Mary Lou Testa asked for someone to rise and take over her position as she is retiring. She has had the pleasure of serving and has also been the head of the Health and Wellness Committee to which they had a record number of attendees for the Blood Mobile this year, and a wonderful turn out for Jupiter author, Amy Woods who spoke on her book, "100 Things to Do in Jupiter Before You Die". There was great success with this year's Medicare Balance Class and next year they will be offering a Thai Chi class. It is an 8-week commitment, but well worth it. Jupiter Police came to the community and spoke on internet & phone scams, and next year we will offer CPR training.

Bocce Chairman Lee DiClemente thanked the volunteers and asked that we continue to move forward to make the court more senior conducive. He reminded everyone of the Intro. To Bocce class on Tuesday afternoons. Then he gave us a little history lesson on bocce.

We paused for more ballot counting at 5:55pm

With counting complete and three positions up for election, ballots were verified and signed off as true and fair by all ballot counters, Attorney Mark Friedman called the elect.

Patricia Meglino, Neil Midtgard and Armand Veltre

Annual Meeting Chair Vincent Galanti thanked everyone for attending.

7:10pm meeting adjourned.

Submitted by Brooke Kruhm Secretary