

Dec. 11, 2023 6:30 PM at Ameri-Tech St Pete Office
Budget and Annual Meeting Minutes

Approved - Jason
Approved
Paul Morrill

Jason Pashak - Board Vice President and I
Paul Morrill - Board Treasurer and Secretary arrived promptly at 6:30 to discover that
Austin Delgado - Board President, along with Alex Novak, our property manager with Ameri-
Tech, had appointed Andrea Cate (Austin's mother) as Chairperson of the Meeting, without
consulting, or having a vote to do so of all board members.

The first ten minutes were spent getting every one signed in, and recording their votes for
rejecting the Full Funding of the Reserves, and having an Annual Financial Accounting Report.
Both were rejected by 'yes' votes, by more than a simple majority of twenty-three of the forty-
four units.

As there was a Quorum of Board Members present, the meeting was called to order by the
standard parliamentary procedure (of firsting and seconding of a motion/vote, as were all other
motions/votes at the meeting), and the evidence was given of the Proof of Notice of the
Meeting, the Certifying of the Proxies & Establishing of a Quorum, Waiving of the Reading of
Last Members' Meeting, that Candidates Have Read and Agree to Abide by Association
Documents, and reading of any Report of Officers and Committees (of which there was none).

Then the meeting was opened to a Forum for The Owners' (Q's & A's), to which each person,
who signed up upon arrival, was called upon by the self-appointed chairperson, Andrea Cate
(Austin's mother), and was given the floor for three minutes to state what they wished.

Those list signers and their unit number included, Lesa Caryl #10, Vanja Stojanovic #44, Bill
Kropp #3, Vallerie Russell #22, Maureen Renick #19, Beverley Arnold #32, J.R. Elliott #28, B. & J.
Parsons #6, Barb Bryan #24, and Andrea Cate (Austin #9's mother). This list is only of those who
signed the Q & A list and is not complete of all attendees. (I apologize for any spelling or unit #
errors)

The rest of the meeting was spent by Austin making his own adjustments to the 2024 Budget.
Board member Jason, and I were told by Andrea Cate (Austin's mother) that 'She and Austin
had toured the complex together', and 'that Austin had spent the whole weekend altering the
(board's) proposed 2024 budget'. At no time did Austin request, or gain approval by the board
to make any of his own adjustments to the board's proposed 2024 budget that had been sent

out to every one in their Annual Meeting packet. Instead, it was sprung on us, the two remaining 2023 board members, and all attendees during the meeting.

Knowing that this, or any 'Proposed 2024 Budget' cannot be enacted, as like last year when we didn't have then, and we don't have now, the actual dollar amount for the 'Yearly Property Insurance' premium. And we won't have the dollar amount of the premium until a couple of days before its expiration date of Dec 31, 2023. Hence voting on, and/or trying to enact any proposed budget is a moot point until we get that cost. So, I was the only 2023 board member, of three, who voted No for said budget approval.

Then those portions of the meeting(s) were subsequently Adjourned, and we then turned to the installing the Two New Board Members, D. Ameena Bacchus as standing President, and myself, Paul Morrill continuing my positions of Board Treasurer and Secretary.

A final Adjournment was made, and every one left.