

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.  
BUDGET & ANNUAL MEMBERS & ORGANIZATIONAL MEETING MINUTES

DATE/TIME: Thursday, November 14, 2024

Location: Ameri-Tech Community Management, Inc; 24701 U.S. Hwy 19N, Suite 10,  
Clearwater, FL 33763

ANNUAL BUDGET MEETING

- Meeting called to order at 6:30 p.m. by Ron Robertson.
- Proof of Notice established by Gina Mistretta with proof of mailings and notice of meeting.
- Quorum of the Board: Ron Robertson, President; Stefanie Archetti, Secretary; Alex Hageli, Director; Mike Peters, Treasurer. Absent: Al Weinstein, Vice President. Also present: Gina Mistretta, LCAM; Phil Colettis, LCAM.
- Quorum of Membership: 31 proxies received.
- Vote to Waive the Financial Reporting: Passed with 27 yes votes and 4 no votes.
- Vote to Rollover Excess funding: Passed with 31 yes and one no vote.
- Motion made by Mike Peters to adopt the 2025 Annual Budget that was mailed to all homeowners. Motion seconded by Alex Hageli. All in favor. Motion carries.

ANNUAL MEMBERSHIP MEETING

- Meeting was called to order at 6:40 p.m. by Ron Robertson.
- Chairperson of the meeting was Ron Robertson.
- Proof of Notice for the Meeting: first notice was mailed out on September 17, 2024, and the 2<sup>nd</sup> notice was mailed out on October 17, 2024.
- Certifying proxies and Establish Quorum: 42 proxies received. Quorum established.
- Reading of the 2024 annual meeting minutes waived.
- All candidates read and agreed to abide by Association documents.
- Election of Directors: Brian and Debra Haynes tallied the votes with the assistance of Phil Collettis and Gina Mistretta.
- Election results:

Alex Hageli-37 votes	Bob Allan-35 votes
Stefanie Archetti-34 votes	Ron Robertson-21 votes
Monica Wilson-20 votes	Rinaldo Kola-18 votes

- Bob Allan made a motion to nominate Stefanie Archetti as President, seconded by Monica Wilson. All in favor. Motion carries.
- Alex Hageli made a motion to nominate Ron Robertson as Vice President, seconded by Mike Peters. All in favor. Motion carries.
- Monica Wilson made a motion to nominate Bob Allan as Treasurer, seconded by Stefanie Archetti. Alex Hageli in favor; Ron Robertson, no comment. Motion carries.
- Stefanie Archetti made a motion to nominate Alex Hageli as Secretary, seconded by Bob Allan. All in favor. Motion carries.
- Adjournment-Stefanie Archetti made a motion to adjourn the meeting, seconded by Ron Robertson. All in favor. Meeting adjourned.