

**BEL-FOREST MANOR CONDOMINIUM ASSOCIATION
ANNUAL MEETING
UNAPPROVED MINUTES – November 13, 2025**

**PLACE: AMERI-TECH PROPERTIES MANAGEMENT INC.
24701 US 19N. SUITE 102 CLEARWATER FL 33763**

BUDGET MEETING

- **Meeting was called to order at 6:01 P.M. by Treasurer Bob Allan.**
- **BOARD MEMBERS PRESENT: Stefanie Archetti – President; Ron Robertson – Vice President; Bob Allan – Treasurer; Monica Wilson – Member. VIA ZOOM: Alex Hageli – Secretary. Also present – Jenny Kidd - LCAM**
- **AGENDA ITEMS**
 - **Quorum of the Board and membership was certified.**
 - **On the issue of rolling over excess funds, the vote is 34 yes and 0 no. Funds will be rolled over into the new budget year.**
 - **Bob made a motion to adopt the proposed budget for 2025, seconded by Ron. All in favor. The budget is adopted.**
 - **Bob motioned to adjourn the meeting, seconded by Ron. Budget meeting adjourned at 6:05 P.M.**

ANNUAL MEETING

- **Meeting was called to order at 6:05 P.M. by Chair, Jenny Kidd**
- **AGENDA ITEMS**
 - **Proof of notice sent via mail October 2025.**
 - **A quorum of 38 proxies and residents present in person was certified by Ameri-Tech**
 - **Minutes of the previous members meeting not available at this time**
 - **The new Board members were announced. Each will sign a statement indicating that they have read and will abide by the bylaws of the association.**
- **The new board was seated.**
- **Alex made a motion to adjourn the meeting, seconded by Mike. All in favor. Annual meeting adjourned at 6:10 P.M.**

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING