

# **BEL-FOREST MANOR CONDOMINIUM ASSOCIATION**

**APPROVED MINUTES – April 14, 2025**

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

- **CALL TO ORDER** – Meeting called to order at 6:16 P.M. by Stefanie Archetti
- **ROLL CALL** – Stefanie Archetti – President; Ron Robertson – Vice President; Bob Allan – Treasurer; Monica Wilson – Member. VIA ZOOM: Alex Hageli – Secretary. Also present – Gloria Reed -LCAM
- **PROOF OF NOTICE** – Posted April 11, 2025
- **READ/WAIVE MINUTES** – Bob motioned to waive reading of the March Board meeting minutes, seconded by Monica. All in favor. Motion approved. Monica motioned to approve the March meeting Board minutes as is, seconded by Monica. All in favor. Minutes approved.
- **PRESIDENT'S REPORT** – President's report received by the Board. Truist bank account in which laundry funds deposited closed in favor of Achieva Credit Union bank account. Triangle Pool Services will begin 3x week service visits starting April 22<sup>nd</sup>. New landscaping contractor Lawns and Palms begins first week of May.
- **TREASURER'S REPORT** – Bob presented the Treasurer's report.
- **MANAGER'S REPORT** – Gloria provided the manager's report, including mention of the sale of E2.
- **OLD BUSINESS**
  - **Washing/Painting Update** – Fresh Paint will begin power washing and painting the buildings this week. Work progress updates will be provided to owners & residents via email.
  - **Roof/Tile Update** – Merrilat will soon begin repairing the roofs, mansards and cabana roof. The work to repair problems with previously performed recoating work should be completed in two to three days.
- **OWNERS COMMENTS** – An owner raised the possibility of changing the rules and regulations to assign owners with three parking spots rather than two. The Board unanimously rejected the idea, but left the door open if an owner could obtain a petition signed by 44 unit owners.
- **NEXT MEETING DATE** – next meeting is scheduled for June 19, 2025.
- **ADJOURNMENT** – Monica motioned to adjourn, seconded by Bob. All in favor. Meeting is adjourned at 6:58 p.m.

Respectfully Submitted – Alex Hageli, Secretary

**IF YOU SEE SOMETHING, SAY SOMETHING**