

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION

APPROVED MINUTES – January 9, 2025

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

- **CALL TO ORDER** – Meeting called to order at 6:00 P.M. by Stefanie Archetti
- **ROLL CALL** – Stefanie Archetti – President; Ron Robertson – Vice President; Bob Allan – Treasurer. VIA ZOOM: Alex Hageli – Secretary. Also present – Gloria Reed -LCAM
- **PROOF OF NOTICE** – Posted January 7, 2025
- **READ/WAIVE MINUTES** – Reading of the November board minutes waived. Minutes approved.
- **PRESIDENT’S REPORT** – President’s report received by the board, including discussion of new Ameri-Tech staff contacts.
- **TREASURER’S REPORT** – Bob presented the Treasurer’s report and motioned to approve use of \$30,000 deferred maintenance reserve to offset overspending where allowed. Alex seconded. All in favor. Motion approved.
- **OLD BUSINESS**
 - **Duke Energy Refund** – Bob motioned to accept a \$4,471.32 refund from Duke in association with wiring damage. Alex seconded. All in favor. Motion passes.
 - **Randy Martin Refund** – Randy Martin refunded the deposit for work on gazebo roof.
 - **Gazebo Roof/Mansard Update** – board soliciting three bids to fix gazebo roof; will also seek their opinion on quality of roof recoating.
 - **Website Update** – Alex and Bob reported on development of a website for the community, hosted by Ameri-Tech.
- **NEW BUSINESS**
 - **A20 Lien/Foreclosure/Inspection** – Stefanie reported on entry into A20. Bob motioned to continue the lien, seconded by Stefanie. All in favor. Motion passes.
- **OWNERS COMMENTS** – Owners asked about the status of various repairs.
- **NEXT MEETING DATE** – next meeting is scheduled for February 20, 2025
- **ADJOURNMENT** – Alex motioned to adjourn, seconded by Bob. All in favor. Meeting is adjourned at 7:03 p.m.

Respectfully Submitted – Alex Hageli, Secretary

IF YOU SEE SOMETHING, SAY SOMETHING