

Sun Ketch II Condominium Association, Inc.
December 5, 2024 at 6:00 p.m.
2024 Annual Meeting

Call to Order: At 6:00 p.m. the meeting was called to order by President Kelly Braaten.

Certify Board Quorum: Kelly Braaten, Steve Dollenmayer, Christine Cengel, Bill Figiel and Paulette Rose.
All Directors present. Quorum Met
Guest: Scott Vignery, Representing Ameri-Tech Property Management

Proof of Notice of the Meeting: Two notices of the Annual Meeting and Election of Directors were sent to all homeowners before the December 5th meeting.

Approval of Minutes: Braaten moved to waive the 2024 Annual Meeting minutes reading, Figiel seconds. Motion approved.

Board Candidates: Have read and agreed to abide by the Association Documents. A new law that will go into effect on June 1, 2025, requires the Board to take a four-hour course. Ameri-Tech is offering the course at no charge. If this is not done two years in jail and a \$10,000 fine is possible. Vignery also needs a colored copy of the Candidate's driver's license.

Unfinished Business Braaten:

- Water-Tight has lowered the cost of roof inspections from \$300 to \$200 per unit.
- Pool is now open. Thanks to those who repainted the pool deck.
- Siding repairs should be finished sometime in the next few weeks.
- Full approval by email for the pool pump \$4283, pool heater, and cooler \$6575.

Treasurer Report Dollenmayer:

- The 2025 Budget was discussed with Members present. Maintenance fees will increase to \$735 per month. Below is a condensed version of where the \$735 HOA fees go.

2025 Budget - \$735 Per Month		
% of \$735	Where to	Amount per month
43%	Insurance	\$316
32%	Utilities	\$235
25%	Reserves	\$184
100%		\$735

(Contracted Services)

- SKII has \$118K in the operating account and \$685K in reserve accounts, totaling \$800K. This will help with the damage from the two hurricanes. A special assessment, which will happen in the spring, is necessary to pay the bills for repairs from Hurricane Milton and Helene. Homeowners Insurance may cover some of these repairs.
- We will do a CPA audit on the 2024 books. The cost will be \$6,000 to \$10,000. Starting in 2026 a new law requires a CPA audit every two years.

Open Forum

- Gutters. All Homeowners would need to approve.
- Can the Upstairs Lanai be enclosed? The Lanai was designed to be an open-air porch. This requires a membership vote.
- No Golf Carts or Electric cars with lithium batteries can be charged in garages.
- No drywall may be installed in garages.

Seating of New Board:

- The number of candidates running for the Board of Directors does not exceed the current vacancies existing on the Board; therefore, the names listed, by proclamation, will be Sun Ketch II 2025 Board of Directors.
- Candidates in Alphabetical order: Kelly Braaten, Steven Constant, Steve Dollenmayer, Bill Figiel.
- Christine Cengel and Paulette Rose, received thanks for their time on the Board.

Adjournment: The Meeting was adjourned by Braaten at 7:00 p.m.

Minutes prepared by:
Christine Cengel, Secretary SKII
12/11/2024