

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

Minutes of the Meeting of the Board of Directors

July 23rd, 2025

The president called the meeting to order at 2:05 p.m., on the date above noted via Zoom. The quorum was met with the following present:

Joseph Edelkopf aka Yossi, President (in person)
John Brown, Director (via zoom)
Joseph Schechter, Director (via zoom)
Chris Palamidis, Director (in person)
Nasiba Cassidy, General Manager (via zoom/office)
Ryan Knight, Assoc. legal representative (in-person)
Andrea Doane, Assoc. CPA (via zoom)

Avi Rapaport, Director, was absent.

- 1) **Approval of draft meeting minutes** May 7th, 2025. **Joseph Edelkopf** moved to approve the meeting minutes from May 7th, 2025, as presented. **John Brown** seconded the motion, which was approved unanimously.
- 2) **Financials as of June 30, 2025 & Treasurer's Report** will be presented by Carol at the end of the month. Could not complete due to pending unclear items in the operating account.
 - a. **Legal Updates: 4192 Abbey Ct – Universal Subrogation Demand**
FL24-0137271 - John Brown moved to approve payment not exceeding \$1,800 as final settlement agreement. Joseph Edelkopf seconded the motion, which was approved unanimously.
 - b. **Draft financial statement & supplementary information for years ended December 31, 2024 – 2023 (Audit)** presented by Andrea Doane, the property CPA. Report presented to the board with Andrea being part of the meeting for any possible questions. However, no questions were raised during the meeting. The board approved to sign off on the representation letter for the upcoming year's audit.
- 3) **Manager's Report – Attached**
 - a. **Leased Laundry Washers –** Machines were delivered in mid-July. However, the wrong ones were delivered (front loaders instead of top loaders). The exchange is expected to be done at the end of August. In the meantime, the credit card machine has been out of order since the end of May. Currently we accept cash to load the laundry cards during office business hours. Pending to receive an agreement to lease the machine as the replacement part was priced at \$2,436. In addition, the board approved **Nasiba Cassidy** to look into the credit machine transaction fees to be back charged the owner bank not HOA for interest/transaction fees if possible. **John Brown** moved to approve the proposed option to lease the credit card terminal instead of replacing the part. **Joseph Edelkopf** seconded the motion, which was approved unanimously.
 - b. **Annual palms pruning and clean ups throughout the property –** The quote received from GreenRock landscaping to prune 170 palms is a total of \$11,325. **Joseph Edelkopf** moved to approve GreenRock's palm pruning quote at \$11,325. Chris Palamidis seconded the motion, which was approved unanimously.

- c. **Tree Removal and Tree Limb Cutting** – **Joseph Edelkopf** moved to approve a quote obtained from B&R Stump Grinding at \$7,500 to perform the below work:
- ❖ Dead pine tree at Island 238 Burnway Road
 - ❖ Dead tree at island 504 Sherwood Lane
 - ❖ Dead pine tree at building 81 Pinewood
 - ❖ Dead tree at island 71 Olde Camelot Circle
 - ❖ Oak tree at building 356 Camelot Drive (on the back)
 - ❖ 2 branches at building 412 Abbey Court
 - ❖ One branch at building 11 Palm View Court
- Chris Palamidis** seconded the motion, which was approved unanimously.
- d. **River rock** is being installed in phases, and to date, \$5,000 worth has been ordered. **The board** approved to mix/match river rock and mulch installations as needed, since the up-front cost for using strictly river rock is prohibitive.
- e. Four **water heaters** need to be replaced - 203 laundry, 203 buildings, 205 laundry and 412 laundry. The following quotes, obtained from Lowes Pro account, were presented to the board at the meeting: three 40-gallon laundry water heaters totaling \$1,336.38 and one 119-gallon water heater at \$3,292.68. **Joseph Edelkopf** moved to approve the quote obtained from the Lowes Pro account for three 40-gallon water heaters totaling \$1,336.38, but to obtain more quotes for the building water heater, with the purchase not to exceed the original quoted amount of \$3,292.68. **Chris Palamidis** seconded the motion, which was approved unanimously.
- f. **Community Safety** – Extra Deputy Detail - The board approved hiring a deputy to patrol the property after hours due to recent car burglaries in the community. The service began with the period 7/12/2025-7/16/2025 and will end with the period 7/31/2025-8/04/2025. A total of 4 weeks of service patrol will be done at extra cost to the COA. The pricing breakdown is as follows:
Deputy payment rate per hour (standard) \$45.00, premium \$60.00 and (urgent) \$80.00. In addition, administration/vehicle fee \$4.00 per hour worked. So, we did end up getting their standard service rate for the first two weeks at randomly selected 5-hour shift per day and last two weeks were randomly selected 4-hour shifts per day.

4) Laundry Facility Implementation & Steps (provided by attorney)

- A. The Board will need to obtain an appraisal of the subject property 3119 Camelot Drive. Fee would be \$3,000 for a 10-business day delivery completed by Integra Realty Resources, Tampa Bay. (Note: This was already obtained.)
- B. Once the Board has the appraisal then there needs to be a determination of the price the Association is willing to pay for the property.
- C. Once there is a price determined for the property, the Board would vote to submit to the members two questions to be voted on: (1) do the members consent to remove the current laundry facilities from the common elements, and (2) do the members consent to the purchase of the property/land by the Association.
- D. There would need to be a third vote at a later time once bids are obtained for the construction of the laundry facility, but that is further down the road.
- a) The board needs to discuss purchasing the property, purchase price, and funding.
 - b) Membership will need to vote on the purchase of the property.
 - c) The board will need to decide on what amenities to construct and solicit bids.
 - d) Any special assessment for the construction of these amenities will need to be considered by the Board.

Chris Palamidis moved to authorize Ryan Knight to enter into property negotiations on behalf of the board. **John Brown** seconded the motion, which was approved unanimously. **Joseph Edelkopf** abstained from voting.

5) Meeting Adjournment: At 3:25 p.m., **John Brown** moved, and **Chris Palamidis** seconded a motion, which was approved unanimously, to adjourn the meeting.

Respectfully submitted,
Nasiba Cassidy, GM