

**GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.**

***BOARD OF DIRECTORS BUDGET MEETING AGENDA***

**DATE:** Wednesday September 17<sup>th</sup>, 2025

**TIME:** 10:00 AM. EST

**PLACE:** Join Via Zoom Meeting

<https://us06web.zoom.us/j/82398076841?pwd=akyJhsMBFGuh05BavBWYWuq12j7R97.1>

**Meeting ID: 823 9807 6841**

**Passcode: 017169**

**One tap mobile**

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- 1) Call to Order**
- 2) Approval of draft meeting minutes July 23<sup>rd</sup>, 2025**
- 3) Financials as of July 31<sup>st</sup>, 2025, along with Treasurer's Report**
- 4) Budget 2026 Review and Approval**
- 5) Grenelefe Water Utility - rate increase discussion & solution.**
- 6) Lake Lofts to discuss non-paid outstanding Special Assessments. The next step and resolution.**
- 7) Hurricane Preparedness & Implementation.**
  - **Need to cut down total of (20) dead palm trees.**
  - **406 Abbey Ct – Remove and cut down limb leaning towards the building roof & remove 1 tree (dead) by sidewalk.**
  - **411 Abbey Ct – Remove 1 tree leaning towards the building roof. Quote provided by B & R Stump Grinding to perform all the above job at \$8500 which includes the stump grinding as well.**
- 8) Laundry Facility Implementation & Steps (provided by attorney)**
  - A. The Board will need to obtain an appraisal of the subject property 3119 Camelot Dr. Fee would be \$3,000 for a 10-business day delivery completed by Integra Realty Resources – Tampa Bay - 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 will need to decide on what amenities to construct and solicit bids. Clear list of all amenities board would like to implement.
  - b) Any special assessment of the construction of these amenities will need to be considered by the Board.

## **9) Adjourn**