

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

BOARD OF DIRECTORS MEETING AGENDA

DATE: Wednesday, February 25th, 2026

TIME: 10:00 A.M. EST

PLACE: Join Meeting on Teams

<https://teams.live.com/meet/9390417649165?p=JrilHkBQdo6gz0wuxy>

Meeting ID: 939 041 764 916 5

Passcode: LL2AJ9

- 1) **Call to Order**
- 2) **Approval of Special and regular board draft meeting minutes** from December 18th, 2025
- 3) **Financials** – as of December 31st, 2025, were presented by the manager prior to the meeting along with board package via email.
Budget Revision Due to Water Rate Increase in 2026
 - a. *Approve new maintenance fee amounts for Corner Lake units to include unit water surcharges starting January 1, 2026.*
 - b. *Revise 2026 budget to reflect the new charges to those units at Corner Lake that will have their water & electric utility charges included in their monthly assessment cost and to revise 2026 budget due to water utility rate increase 50%*
 - c. *Board to authorize Nasiba and Ryan to start foreclosure proceedings for Lake Loft units with large outstanding balances*
 - d. *Board to authorize Nasiba to send RFP for road repair and paving's at Lake Loft*
 - e. *Board to authorize Nasiba to get quotes for one-time landscaping clean ups at Lake Loft*
 - f. *Collection Status: Pending liens and Foreclosure Cases*
 - g. *Grenelefe Water Utility Updates - Board President Reimbursement \$3,529.13 for attending in person Tallahassee hearing regarding water rate increase to represent the community and discussion on reasonable travel expenses and its reimbursement procedures.*
 - h. *Preparation of Annual Audit List*
- 4) **Manager's Report**
 - a. *Leased Laundry Washers – Additional rental washers -7 delivered on 2/5*
 - b. *Corner Lake Main Breaker Replacement approval: Breaker supplies power to buildings: 201, 202 and 203 quotes from following vendors obtained (Steve's Electric \$4,300; **Switch Electric \$2,909.36**; Top light electric \$25,019.28; VYBZ Electric \$2,000 and Wilson Electric \$14,685)*
- 5) **Meeting Adjournment:**