

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

Minutes of the Meeting of the Board of Directors

March 2nd, 2026

The president called the meeting to order at 11:03 a.m., on the date above noted via online teams meeting. The quorum was met with the following present:

Joseph Edelkopf aka Yossi, President (via online)

John Brown, Director (via online)

Chris Palamidis, Director (absent)

Michael Gold, Director, (via online).

Joseph Schechter, Director (absent)

Ryan Knight, attorney (via online)

Nasiba Cassidy, General Manager (online/office)

- 1) Consideration of rescinding the special assessment at Lake Lofts, **Joseph Edelkopf moved to approve to rescind** the previously approved Lake Loft special assessment — this will not be issued as a credit, but rather formally lifted. In order to update the repair quotes. The original proposed assessment was based on last year's pricing, and those figures are no longer current. **John Brown seconded the motion**, which was approved unanimously.
- 2) Board authorizes Ryan, attorney representative, to start foreclosure proceedings for Lake Loft units with large outstanding balances. **Joseph Edelkopf moved to approve** of proceeding with foreclosure filings on all Lake Loft owners with significant outstanding balances. According to Ryan, it will be administratively cleaner to move forward with the foreclosure process if the special assessment is lifted at this time. Once the foreclosure actions are filed, the Board intends to revisit and reimpose a new special assessment within the next six- twelve months, supported by updated quotes and repair estimates. **John Brown seconded the motion**, which was approved unanimously.
- 3) Board authorizes and selects a contractor for resurfacing the road at Lake Loft. Per provided and revised 3 quotes from (Florida State Paving LLC (\$51,800), Quality Asphalt LLC (\$74,685) and AAA Top Quality Asphalt (\$76,265.84) Based on the qualifications, warranties, detailed work scope and available schedules to start the project **John Brown moved to approve** AAA Top Quality Asphalt at \$76,265.84. **Joseph Edelkopf seconded the motion**, which was approved unanimously.
- 4) Board authorizes and selects a contractor for one-time landscaping cleanup at Lake Loft including to cut, trim and remove any overgrowth, dead bushes or trees adjacent to any/all sidewalks, walking paths, roofs. **Joseph Edelkopf moved to approve** itemized proposal provided from Redbird Tree Service LLC for tree trimming, vegetation management, and debris cleanup services for Units 2918 through 2938 within Lake Lofts. For all units included in this bid, debris and vegetation will be cleared a minimum of five (5) feet beyond the drip edge of each building to ensure proper clearance and long-term maintenance benefits. The total investment for the outlined scope of work is: \$11,950.00 **John Brown seconded the motion, which was approved unanimously.**
- 5) **Meeting Adjournment:** At 11:32 AM, **John Brown** moved to adjourn the meeting, **Joseph Edelkopf seconded the motion**, which was approved unanimously.

Respectfully submitted,

Nasiba Cassidy, Acting as Secretary