

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

***Minutes of the Meeting of the Board of Directors
March 18th, 2026***

The president called the meeting to order at 10:01 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 (via online)

Michael Gold, Director, (absent).

Joseph Schechter, Director (absent)

Ryan Knight, attorney (via online)

Nasiba Cassidy, General Manager (online/office)

1. **Hiring a Property Financial Consultant** – Postponed, pending receipt of a detailed scope of work and cost breakdown from the contractor for oversight and consulting services, prior to board review.
2. **Owner Reimbursement – Chris Palamidis** moved to approve reimbursement to the unit owner at 813 Pinewood for replacement of flooring damaged by flooding from the building laundry room, in the amount of \$2,365.00, based on the owner-provided estimate. **John Brown** seconded the motion, and it was approved unanimously.
3. **Annual Community Palm Tree Trimming Service - Joseph Edelkopf** moved to approve a quote provided by Redbird Tree Services LLC for trimming (201) community palm trees in total amount of \$11,055.00. **Chris Palamidis** seconded the motion, which was approved unanimously.
4. **Lake Loft Property Survey - Joseph Edelkopf** moved to pre-approve a proposal from DC Johnson Associates Surveying and Mapping to perform a survey of the Lake Loft property in the amount of \$14,500.00, with the cost to be split with Scott House Development as part of the separation agreement. Once Ryan gets this in writing, we will proceed with ordering a Lake Loft property survey. **John Brown** seconded the motion, which was approved unanimously.
5. **Lake Loft Foreclosure Processing - John Brown** moved to approve a recall of the previously authorized foreclosure proceedings on delinquent Lake Loft unit owners, due to recently obtained 100% owner approvals to separate Lake Loft from the HOA. **Chris Palamidis** seconded the motion, and it was approved unanimously.
6. **Recall of Previously Approved One-Time Lake Loft Landscaping Cleanup** – Based on the memorandum and separation agreement, the Association will split costs and perform only the Lake Loft property survey and re-paving of existing roads. As such, **John Brown** moved to recall the previously approved landscaping work at Lake Loft. **Chris Palamidis** seconded the motion, and it was approved unanimously. Meeting.
7. **Meeting Adjournment:** At 10:15 AM, **John Brown** moved to adjourn the meeting, **Joseph Edelkopf** seconded the motion, which was approved unanimously.

Respectfully submitted,
Nasiba Cassidy, Acting as Secretary