

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.

BOARD OF DIRECTORS MEETING AGENDA

DATE: Friday, July 24th, 2026

TIME: 10:00 A.M. EST

PLACE: Microsoft Teams Meeting:

<https://teams.live.com/join/9320334103868?p=kN50BZfxWJ8ePsWHJF>

Meeting ID: 932 033 410 386 8

Passcode: bY2EY9

1. Call to Order
2. Approval of draft meeting minutes from April 30th, 2026
3. Financials – as of June 30th, 2026
 - a. Consideration of Hiring a Property Financial Consultant – JPM Realty Management LLC & Termination of Existing Enumerate Financial Services. The service cost is matched with current agreement monthly services will cost \$4500 to perform monthly financial reconciliation of all accounts and books.
 - b. Consideration of Lawsuit Settlement with Universal Property & Casualty v Grenelefe (4192 vs 4297 Abbey Court): Consideration of settlement agreement to the unit owner at 4192 Abbey Ct for replacement of damaged flooring, kitchen cabinets and entire unit flooding caused by unit above's kitchen clock and backup into the unit below, in the amount of \$20,000.00.
 - c. Consideration of Lake Loft Separation: Obtaining the complete property boundary and survey from D.C. Johnson and Associates, Inc.
 - d. Consideration to foreclose on all Tree House Units on a condo side for non-payment and a big balance overdue.
 - e. Review and approval to upload the completed annual audit report for 2025 provided by Doane CPA Firm
4. Manager's Report –
 - a. Removal Consideration of Dead/Broken Trees in following locations:
19-Palm View Ct & 417 Abbey Ct Proposal from Redbird Tree Services LLC for trimming and removal was presented to the board in total amount of \$6000.00
 - b. Cleaning Maintenance Plan for the community buildings. The cost of \$8,640.00 covers cleaning 8-10 buildings per month, along with all existing concrete (walkways, retaining walls, etc.) in front of each building over a 12-month period until all 116 buildings are completed.
5. Meeting Adjournment: