



# 12.21.2024 MINUTES BOD Meeting LTSTC III

## Meeting Information

- **Date & Time:** 2024-12-21 09:33:39
- **Location:** Coomodore Clubhouse
- **Attendees:** President Barry Case, Vice President Robert Strazz, Member Sany McJuary, Treasurer Virginia Gates via ZOOM, Absent Joce King
- Memebers 25 attended in person about 14 via zoom

## Meeting Notes

Robert spoke with some Condo Association certified attorneys.

That Would write a letter to Common element board if they did not step up and comply with the Declarations, By laws and rules of the Common elements association. For a few hundred dollars they would be willing to address the issue.

1. **Second Attorney on Retainer**  
The discussion focused on the need for a second attorney on retainer due to ongoing issues, with common elements, such as enforcing board member removal and ensuring legal compliance in meetings.
2. **Meeting Notice Compliance**  
The legality of meetings not posted with 48 hours notice was discussed, emphasizing that such meetings cannot make decisions as per Florida law.
3. **Rules and Regulations Enforcement**