

LAKE TARPON SAIL AND TENNIS CLUB III

Special Assessment Meeting

June 18, 2025

At the Commodore Clubhouse First Floor & VIA ZOOM

1. The meeting was called to order by Barry Case (President) at 6:00pm EST and announcement of proof of meeting notice confirmed.

2. Roll calls were established:

Present at Meeting: Barry Case (President), Robert Strazz (Vice President), Ginny Gates (Treasurer), Andrew George (Property Manager) and Nicole Adams (Secretary)

7 residents were present in the room along with online participants including Sandra Garner, Ron Labonte, Faith Lisowski, Kevin King and Charles Adams

3. Proposed total Special Assessment of \$106,536.00:

Barry announced the proposed special assessment for Common Elements Club III is \$106,536 and asked if there are any questions about this, and what it's for or anything else, the final last moments? We do have \$13,000 from a matured CD that Ginny had the forethought of let's set it aside and use it. Minus the \$13,000 it is \$974.34 per door. So, we came up with an idea of paying it over the next six months at a minimum of \$162.39 per month. Barry made a motion to propose the \$162.39 per month. Robert seconded the motion with none in opposition. Ginny stated Ameri-Tech is going to be sending coupon books to everybody with six monthly coupons so you can write a separate check with that coupon and return that to Ameri-Tech. Chris from Unit 304 asked in paying are we to write a check or can we have auto draft from the bank. Adrew from Ameritech stated you may be able to go into the system and create a payment, but you would have to ensure it is clearly marked in the comments "Club III Common Elements Special Assessment" so that the money is not looked at as extra HOA funds. Andrew from Ameritech asked with being payable every month in theory, no late fees at all, up until we get to like the end of December. Is that okay? So, in theory, everyone's got until the 31st of December to pay up and on the 1st of January 2026 that's when late fees and charges will apply. Barry asked the board if everyone agreed. All members agreed.

The meeting was adjourned by the President at 6:06pm EST.

Nicole Adams

Lake Tarpon Sail and Tennis Club III Secretary