

TYRONE 5TH AVE MEETING MINUTES THUR 9-25 / 630PM

GENERAL MEETING (2025)

In Attendance: Devonte S, Jim Jensen, Scott Vignery, Sandra Crisco

Meeting Start Time: 6:32PM

Call to Order - Call to order established at 6:32PM.

Proof of Notice for Meeting - Notice of meeting print outs posted on Building B Bulletin Board in the Common Area.

Established Quorum

- Quorum present; Property Manager Scott Vignery & Board Members Sandra Crisco, Devonte Sullivan & Jim Jensen.

KCK Status Update - President Jim Jensen met with KBR Contract Attorney Jeff Green. Further correspondence will be completed with Mr. Green and company's representation directly.

Vendor (KCK) completed units C1 & C6, began work on C4 & C8 but further dispute regarding the materials and labor agreed upon led to delay. Association does not believe that contractors gave fair market value for work done and materials used.

Association received bill on 9/6 for demand of payment by 9/7; with invoices received (C1/C6/C9). Contractor alleged that drywall replacement was completed throughout units; however materials in areas for certain units do not reflect work done.

Contractor has not stopped by Association property since 9/4/25.

Contract Vendor Update (Hurricane Milton) - Three vendors are scheduled to come on Tuesday (Drywall vendors; licensed & insured for WC & Comm Liability) between 10:00AM and 12:30PM.

Resealing / Stripping / Repair to Asphalt Parking Lots - Work was approved to reseal and restripe the holes within the asphalt for the parking lot.

Dumpster Complaint - Association will look into switching the dumpster provided near the West end of the building (Building C & D) to prevent random citizens from throwing trash onto Association property. The situation has happened numerous times.

Special Assessment Payment Status - Board makes motion that on the 21st of any given month, after 90 days or 3 calendar months of non-payment, if unit owner does not make payment by end of the month, that unit owner will be sent to Collections.

New Florida Statutes effective 10/1/25 - DBPR requires reserves for Association to now hold up to \$20,000 for unforeseen circumstances. Will also need physical location present for meetings and annual meetings (does not apply to Tyrone as meetings are physical.)

All bills, invoices and proposals will need to be uploaded to the Association website for public disclosure clarity. Will work with Ameritech on collecting all of the invoices and quotes moving forward to ensure disclosures are completed.

Minutes will need to be posted expeditiously to ensure compliance with new statutory requirements passed by FL legislature.

Open Discussion - Sprinkler head contractors will stop by property to provide quotes for repair to sprinkler systems. One of the sprinkler head contractors will also provide a quote for janitorial work.

With respect to Budget Adjustment, the city has announced an 8.6% increase in utilities billing for all properties. Will need to review and reflect the budget for proposed gains and potential shortfalls.

Discussion began regarding new paint being handled for the buildings.

Adjournment - Meeting ended at 7:13PM.