

TYRONE 5TH AVENUE APARTMENTS CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES

Date: April 20, 2026

Time: 6:00 P.M.

Location: Association Meeting Room, Building B

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call / Determination of Quorum

A quorum of the Board was established.

Directors present:

Sandra Crisco, Pamela Hobbs, Renee Mays

3. Approval of Minutes

There being no corrections, the previous meeting minutes were approved as presented.

4. Board Resolution – Establishing Threshold Expenditures

The Board considered a resolution establishing a procedure for limited contract approvals for expenditures up to \$3,000, with subsequent ratification at the next duly noticed Board meeting.

A motion was made by Renee Mays and seconded by Sandra Crisco to adopt the resolution.

The motion passed.

5. Report on Status of D Building Wall Repair

The Board received an update regarding the D Building repair project.

- The project remains in the City permitting review process.
- An engineer and general contractor, Coastal Construction and Waterproofing, LLC, were engaged per approval at the previous Board meeting.
- No conditions requiring immediate Board action were reported.

No Board action was required.

#### 6. Financial Status Report and Delinquency Review

The Board reviewed the Association's financial condition.

- Operating fund balance reported at approximately \$164,341 (operating account only).
- *Year-to-date revenue is below budget by approximately \$1,715, primarily due to delinquencies.*
- Total delinquent assessments were reported at approximately \$46,957, with accounts over 90 days past due referred to legal counsel for collection; further collection actions are likely as warranted.
- The final payment of the hurricane loan is due July 1.

The Board discussed issuing a general notice to owners regarding payment timelines and potential lien enforcement.

No formal motion was made.

#### 7. Discuss/Approve Quote for D10 and C6 Repairs

The Board reviewed repair quotes for D10 and C6.

A motion was made by Sandra Crisco and seconded by Renee Mays to approve the repair work.

The motion passed.

#### 8. Additional Discussion (No Action Taken)

The Board engaged in discussion regarding hurricane-related repairs, insurance matters, and associated contractor and legal considerations.

No formal action was taken.

#### 9. Owner Comments (Limited to Agenda Items Only)

Owner comments were received.

An owner requested that the Association coordinate with its insurance carrier to review alleged hurricane-related damage in connection with her financial obligation for the hurricane-related assessment. The Board directed management to coordinate review with the carrier and report back, or to place the item on a future agenda, as appropriate.

During Owner Comments on designated agenda items, owners addressed delinquency and collection matters. Comments were received for informational purposes only; any resulting Board action is reflected under the applicable agenda item.

No Board action was taken.

#### 10. Adjournment

The meeting was adjourned at 7:01 PM.

Submitted by:

Sandra Crisco, Secretary