

Fiore at the Gardens Condominium Association

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Palm Beach Gardens, FL 33418
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Special Budget Meeting Minutes December 4, 2024 Hybrid/In-Person

The meeting was called to order at 6:07 pm by Board President George Sterlacci.

Roll Call:

George Sterlacci, President - Present
Brian Clancy, Vice President – Present
John Juhasz, Treasurer – Absent
Stephanie Finkelstein, Director – Present
Trevor Frobose, Director – Present

Also, attending on behalf of Triton Property Management Services: Property Manager, Kathy Likowski.

Homeowners in attendance: In Person: Bryan Haase, Kevin Allen, Vera Delutio, Julie Hubbard, Isliam Mechmet, Larry Grigsby, Orlando and Lillian Lolo, Ted Cardasis, Monica Rosas, Caryn Weiner. **Online:** Mark Stanley, Madison Guillen, Vicki Willette, Bobby Taylor, Eric Barlow.

New Business:

- **Approval of Structural Integrity Reserves Study Report (SIRS)** – A motion was made by Brian Clancy to approve the SIRS report submitted by Christopher Smythe, P.E., Seconded by Trevor Frobose. **This motion passed unanimously.**
- **Transfer of Deferred Maintenance into Concrete Restoration Reserve Schedule Component** - A motion was made by Brian Clancy to approve transferring \$_____ from Deferred Maintenance into Concrete Restoration, Seconded S purchasing a new or used golf cart for an amount not to exceed \$8000, Seconded by Stephanie Finkelstein. **This motion passed unanimously.**
- **Fining Notice to Owner** – A discussion was had on a fine levied by the board to a unit owner for repeated nuisance violations by their tenant(s). A hearing before the Fining Committee has been scheduled for May 8, 2024 and notice was given via certified registered mail per Florida Statute and all known addresses.

Adjournment:

A motion to adjourn was made by George Sterlacci, Seconded by Brian Clancy. The Meeting adjourned at 6:19 pm. **This motion passed unanimously.**

Respectfully Submitted by: Kathy Likowski, Property Manager _____.