

**ORCHID COVE CONDOMINIUM ASSOCIATION, INC.
RECONVENED ANNUAL MEMBER MEETING MINUTES
APRIL 17, 2025 - AT 5:00 PM**

Via Zoom, Hosted By Progressive Community Management, Inc.

Meeting Id: 890 8538 9561 Passcode: 624623

Call In Number: 1-929-205-6099

CALL MEETING TO ORDER – This meeting was called to order at 5:00 PM. It was the reconvened member meeting on March 25, 2025.

DETERMINATION OF A QUORUM – To conduct the Member meeting, 25% of the voting members, or 12 is the required number for the quorum. 32 were received via proxy. Those attending sent in their proxies.

PROOF OF EMAILING OF NOTICE OF ANNUAL MEETING – The notice was emailed to the members, per the FL ST 718 and the Association's governing documents, and posted on the property, on April 1, 2025.

PROXY RESULTS

- Vote on Amendment-Leasing – According to the Orchid Cove Condominium Association's Declaration of Condominium, the quorum requirement for Members to vote on the Amendment is the majority of the voting members, or 51% = 25. There were 26 Yes and 6 No. Jane Schneider **motioned** to adopt the Amendment as soon as it is recorded with the Manatee County Clerk of the Court. **The motion passed unanimously.**
- Switching to Pooled Method of Funding Reserves – The same voting requirements pertain for Member voting on this proposal to change the Reserve Funding Method from straight line to the pooling method. This was approved by 26 Yes and 2 No. Jane Schneider **motioned** to adopt this method of funding the reserves. **The motion passed unanimously.** The new method will be implemented with the 2026 budget.

OWNERS PARTICIPATION – A question was raised and answered about the effective date for the reserve funding. Another question was about the quorum requirements, if they were within the FL ST 718.110. The Association's Declaration of Condominium took precedence over the Statute.

ADJOURNMENT – There being no further business to conduct, Jane Schneider **motioned** to adjourn the meeting which was passed unanimously. The meeting closed at 5:26 PM.

Respectfully submitted,

Judie Littell, LCAM

Progressive Community Management, Inc.

Managing Agent for Orchid Cove Condominium Association, Inc.