

SUMMER PLACE CONDOMINIUM ASSOCIATION, INC.

MEMBERSHIP MEETING MINUTES

Date: February 7, 2026

Location: Merritt Island Library and Zoom

The Membership Meeting of Summer Place Condominium Association, Inc. was called to order by President Jim Roberts.

Board Members Present (three (3) member Board):

- Jim Roberts, President
- Vince Bittoff, Secretary
- Tommy Blair, Director

A quorum of the Board was established.

Proof of Notice

Proof of meeting notice was confirmed. Notice of the meeting was posted on the Association bulletin board in accordance with the Association governing documents and Florida law.

Opening Remarks

President Jim Roberts advised that the meeting was being recorded and that owners participating online would receive the recording link by email. Members were reminded that owner comments and discussion would occur following the formal business portion of the meeting.

Old Business

The Board announced that the recently approved Budget 2026 was online at our website. Also posted online are all of our Governing Documents (GDs), and Rules, etc.

An update was provided regarding the new mailbox project. The New Boxes (cluster units) were installed in the New central Depot area by the Bulletin Board. The United States Postal Service (USPS) has agreed to manage the issuance of the New Keys (we wanted to get out of the process, for improved Security and Privacy). This will be done by the Carrier in the next two (2) weeks, who will lock the New Keys, with a welcome letter (and New box #), inside of the current (Old) mailboxes – retrieving mail will find the New Keys and letter.

New Business

Financial and Operational Updates

President Jim Roberts provided an overview of the Association's financial condition operational progress. Discussion included the excellent Reserves funding (approaching

\$800k, from the dismal \$150k we found it in 2022), and updates on ongoing maintenance items. Jim also suggested the Summer Place campus Landscaping is nearly 40 years old, it is “tired” and really needs a Landscaping Makeover (and Irrigation); Board will begin discussion in the 2nd half of 2026.

The Board also discussed owner participation, volunteer involvement, and the need for committee participation to assist the Association with compliance and enforcement matters as permitted by Florida law.

Proposed Second Amendment to the Declaration of Condominium

The Board introduced discussion regarding the proposed Second Amendment to the Declaration of Condominium. President Jim Roberts explained the purpose of condominium governing documents and the obligation of unit owners to comply with the Association’s Declaration, Bylaws, and Rules and Regulations. General discussion was held regarding proposed amendments and Association governance. Jim Roberts explained that the Second Amendment was required because the lawyers failed to include these 2-3 sentences during their “review and recommendations” in the extensive First Amendment to Declaration, that was approved in 2025 (this was the first update since the condo was founded in 2005).

The President opened the floor for discussion regarding the proposed amendment. Owners were permitted to ask questions and provide comments concerning the amendment and the Association governing documents. All Owners were able to Vote (Yes or No), by either voting in person (at the Meeting), or by Proxy forms that had been submitted. The Votes were counted as 14 No, and 42 Yes; Amendment passed

Owner Comments

Following the formal meeting, owners were permitted to address the Board regarding Association matters.

Adjournment

There being no further business to come before the Association, a motion was made and properly seconded to adjourn the meeting. The motion carried unanimously.

Respectfully submitted,

Vince Bitowf

Secretary, Summer Place Condominium Association, Inc.