

SUMMER PLACE CONDOMINIUM ASSOCIATION, INC.

MEMBERSHIP MEETING MINUTES

Date: December 13, 2025

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

Jim Roberts advised that the meeting is purposed to Approve the 2026 Budget and we would be using the Proposed 2026 Budget as the guide (which has been online since it was Proposed, mid-November). General discussion was held regarding Association operations and community business; all nominal, nothing concerning. The Board announced that all of our Governing Documents (GDs), and Rules, etc. were also posted online.

New Business

2026 Budget

The Board reviewed and discussed the Proposed 2026 Budget, in great detail (line by line); Owner were able to participate. The Proposed Budget called for NO INCREASE in Dues (for the 2nd year in a row). The No Increase was result of keen Financial mgmt. in 2025, combined with a very successful Property Insurance negotiation in July 2025 (premium Reduction of \$50,000, and Deductible was reduced to \$10k from \$50k per occurrence). The Board could have reduced the Dues, but instead recommended investing the Savings in

2026 as both Capital Improvements and long over-due repairs (these items, and estimated costs are listed in both of the 2026 Budgets docs, Prop. And Approved). Tommy Blair Motioned to Approve the 2026 Budget, Vince seconded, Voted to Approve unanimously.

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.