

# The Townhomes of Brevard Owners' Association

C/O FairWay Management of Brevard, LLC  
2051 Bramblewood Circle  
Palm Bay, FL 32909

## **Annual Meeting Minutes**

**Thursday, March 21, 2024, 6:00pm**

**First Baptist Church of Indialantic**

**170 Washington Ave**

**Indialantic, FL 32903**

## **Meeting called to order at 6:04PM**

Notice was posted in accordance with the association rules as well as letters mailed out by Fairway to all owners of record.

**Approval of minutes:** -Members unanimously agreed to waive the reading of the February 9, 2023, minutes.

## **Election of Board Members:**

There were only five candidates for the board of directors who responded before 5pm on Friday, March 15, 2024, so that their names could be put on the Ballot. The five-member Board of Directors will be Joanne Minchak, Aberto Nobili, Tammy Redmond, Randy Redmond and Stacey Smith.

## **New Business**

### **Amendments:**

1. **HO3 Insurance Amendment**-the resulting voting by Proxy and Ballot approved the Amendment by a 15-11 vote.
2. **HO3 Insurance Amendment**-the resulting voting by Proxy and Ballot approved the Amendment by a 15-12 vote.
3. **Patios Amendment**-the resulting voting by Proxy and Ballot approved the Amendment by a 13-12 vote.
4. **Patios Amendment**-the resulting voting by Proxy and Ballot had a tie and therefore the Patio Amendment detail language will not be in the Declarations, and it will be up to the ARC Committee to establish guidelines for the patios approved in the first Patio Amendment.

**Compilations of 2023 Financials**-the members approved having a Compilation of the 2023 CPA firm by a 11-3 vote.

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With no further business the members voted to adjourn the meeting at 6:46pm

## Organizational Meeting

The meeting was called to order at 6:48 pm.

Quorum was established with 5/5 members present.

### Elected Officers:

- President- Tami Redmond
- Vice President-Randy Redmond
- Treasurer- Alberto Nobili
- Secretary- Stacey Smith

### Meeting Information:

**Frequency**-every other month beginning with April 24<sup>th</sup> unless there is pressing business requiring a meeting more frequently.

**Location**-possibly at the First Baptist Church or other venue selected by the Board.'

**Time**-6 pm unless venue requires a different time in order to be available.

**Paying Invoices:** All five members of the Board will be sent the invoices that need to be paid for approval but only two of the Board members are required to respond with approval in order for the invoices to be paid.

**Next Board Meeting**-Wednesday, April 24. 2024

The meeting was adjourned at 7:16pm.