

THE VINEYARD OF TAMPA CONDOMINIUM ASSOCIATION, INC.

Annual Members Meeting Minutes

May 27, 2025

Meeting called to Order at 6:36pm

Appointed property manager Chris Kelly as Chairperson to the Meeting

Established Proof of Notice of the Meeting – mailed to owners and posted at mailbox

Certifying of Proxies & Establish Quorum – no quorum was established as 51% was needed.
Meeting closed at 6:39pm.

The floor was opened to membership to hold general discussion:

1. **Fig St. Stairs** – Issue we are having is new codes are coming into play; GC and engineer are disputing with the city.
2. **Insurance** – Conditional cancellation notice was received for various items (extensive tree trimming and deck repairs). All items were taken care of; insurance carrier cancelled anyway. New policies were obtained by a different carrier so there was no loss of coverage.
3. **Gutter cleaning and repairs.**
4. **Parking structure** – the prospect of a pending proposal for the parking structure by a roofing company as none of the carport companies contacted will do repairs.
5. **Removal of Items Left at the West Shore end Dumpster** – Must be arranged with the city.
6. **New Owner Portal** - With the change in bank, a live client/owner portal is available.
7. **Additional Board Members** – Since only 3 owners submitted intents to be on the board; the new board will talk to owners and see who might be a good fit and will be appointed at a later date.