

Seminole Square Condominium III (Building B) Board of Directors Meeting

Date April 9, 2025

Seminole Square Condominium III (Building B) Board of Directors Meeting

Date April 9, 2025

Time 9:36 am

Location: Club House

Call to Order

The Board of Director's meeting was called to order by President Duncan McClain at 9:36 am.

Establishment of Quorum

A quorum was confirmed with all board members present including:

Duncan McClain, Mel Williams and Al Painter

Proof of Notice

Proof of notice was established by public posting of notice 48 hours prior to the meeting.

Regular Business

Read or Waive Reading of Last Board Meeting

With the consent of those present the Board waived reading of prior BoD minutes.

Motion to waive made by Mr. Williams, seconded by Mr. Painter, approved unanimously.

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Meeting Suspension

The normal order of business was suspended to allow Sean Blackwell of Velocity Construction to address the process in place as a result of the damage caused by Hurricane Milton. Sean explained the progress being made to begin the repair or replacement of the damaged roof and related unit damage. He noted that the insurance company and Strategic the public adjuster (PA) hired by us to evaluate the loss on our behalf had both completed engineering studies and were in the process of working on the claim. Sean stated that it would be several weeks before we learned the results of these evaluations and how we should then proceed with the project. Once we have the evaluation, the Board will, with the help of Velocity, decide on a course of action.

Vote on acceptance of bids for building repair work based on the Milestone Survey results.

The Board received and evaluated three bids for repair work to be completed per the Milestone survey. After evaluation and discussion of each bid, a motion was made by Mr. Williams and seconded by Mr. Painter to accept the bid as set forth by Munyan Restoration Inc. of Largo FL, pending attorney review. The motion was accepted unanimously.

Adjournment

Motion to adjourn was made by Mr. Williams, seconded by Mr. Painter and approved unanimously. Meeting adjourned at 10:15am.

After adjournment, owners' comments were received and if required, appropriate course of action was determined.

Respectfully submitted.

Al Painter

Secretary/Treasurer