

Seminole Square Apartments No. III (B)

Special Assessment Meeting Minutes

Date: April 3, 2026

Time: 10:00 AM

Location: Seminole Square Clubhouse 11700 Park Blvd, Seminole, FL 33772 and via zoom

Attendance: Directors Duncan McClain, Alwyn Painter, William Fagerquist

Also present was association manager James Myrthil with AmeriTech Community Management

1. Call to Order

- The meeting was called to order at approximately 10:05 AM by Director McClain.

2. Establishment of Quorum

- A quorum was confirmed with all members of the Board present and in person.

3. Discuss and Approve Loan

- Motion #1: Approve the Association's pursuit of a loan through Truist Bank in an amount not to exceed \$150,000 for the purpose of funding roofing replacement and related repairs (McClain\Painter).
- Vote: Motion passed unanimously (3,0,0).

4. Roofing Contract

- Motion #2: Approve the amended roofing and gutter replacement proposal from Rescue Roofing with attorney recommended changes totaling \$182,673 (McClain\Painter).
- Vote: Motion passed unanimously (3,0,0).

5. Discuss and Approve Special Assessment

- Motion #3: Approve the special assessment to owners for \$58,000 to pay for storm damage recovery efforts as one-time payment due by June 1, 2026 (Painter\McClain).
- Vote: Motion passed unanimously (3,0,0).

6. Adjournment:

- The meeting was adjourned at 11:25 AM. (McCain\Fagerquist). 3 in favor \ 0 Opposed \ 0 abstentions. Motion carries.