

STARLIGHT TOWERS CONDOMINIUM ASSOC. INC.
BOARD OF DIRECTORS MEETING
APRIL 21, 2026, 10:00 A.M.
STARLIGHT TOWERS RECREATION ROOM

Cindy asked for a roll call:

BOARD MEMBERS PRESENT:
JOHN GARRA
MARK BARATZ
RAY CHEHATA

The meeting was called to order at 10:01 a.m.

Two members of the Board have resigned. The Board would like to thank Ralph and Don for their participation on the Board for the last several years and are sorry they are gone. Cindy said that anyone interested in placing their name in nomination for the Board positions should submit their names by email to Cindy@ipmflorida.com.

John reported that the Board from the condominium south of Starlight Towers have requested that the Starlight owners be sensitive their property line and please use area in front of Starlight Towers.

John made a motion to approve the minutes of the Annual Members meeting. Ray seconded the motion and all approved.

Ray reported that the Board had met with several banks to speak with them about moving our Reserve Account to another bank with a better interest rate. Ray reported that he sat on the Board of one of the Banks. A letter was sent to the Board to document that Ray did not receive any benefits from the Bank. The Board felt that United Community Bank offered the best interest rate. We could possibly increase our interest income by \$10,000 to \$15,000 a year. Money above \$250,00 which was the maximum insurance for an account would be pooled but it was very consuming to do that daily. T-bills were also discussed. If we moved accounts, we would not be moving the operating account.

Our budget was over in labor because the removal of the kitchen doors took longer than expected and we had to retain 3 maintenance staff longer than we anticipated. We are down to two(2) now and we would look for other ways to optimize our building maintenance. We will be transitioning to a cleaning company within the next 2 to 3 weeks.

There is also deficit in the Reserves because we self-funded the insurance payment until the Insurance Invoice was paid by members and the money could be refunded to the reserve account. We have funded the insurance this way for many years since we do not have the insurance invoice until a week or so before the insurance premium is due and we don't have the money in the operating fund until the members pay their insurance invoice.

CONSTRUCTION UPDATES:

Parking lot sealing. We anticipated an expense of Approximately \$25,000. Ray was able to get someone he works with to do it for a little over \$5,000. We do not have to get additional bids because the expense does not fit requirement for multiple bids.

Pool renovation – We have some rust spots and some problems with the bull nose. We will continue to solicit bids and do the pool after 2027 season if it can't be completed before October 2027. The renovation is not critical.

Ground Floor Update – WE anticipate \$150 to \$200/ square foot. We can handle the renovation with the funds we have on hand. Ray said there would not be an assessment for the update. We will get proper plans and then present to membership. Since this is a common area update, 75% approval will not be necessary.

If we use the association apartment for a Gym, that would require a 75% vote because we are changing it from residential to common area.

We will work toward getting a Doc-u-sign vote for the necessary items that may need 75% vote and also the vote to prohibit leasing for the first year after a new owner purchase. This would not impact the owners who are presently leasing their units.

We will be looking into a new Security System with an encrypted fob that can't be duplicated. We will also look at cameras at the same time. The Call box needs to be replaced also.

We need to refresh the Rules and Regulations and make sure everyone has a copy. The copy will be put on the website with the association documents.

Cooling Tower needs to have the second new pump installed. The contract and deposit have been submitted and it should be installed in a couple days.

Tree trimming will be done soon. All the overhanging trees will be back adhering to Class 2 pruning by Bolder Tree Trimming.

Pool shower is causing some ponding water by the base of the building.. We will have plumber look at it and we may need to relocate it.

The meeting was adjourned at 11:00 a.m.