

STARLIGHT TOWERS CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
MAY 26, 2026, 10:00 A.M.
STARLIGHT TOWERS RECREATION ROOM

Roll call:

BOARD MEMBERS PRESENT:

JOHN GARRA

MARK BARATZ

The meeting was called to order at 10:15 a.m.

Members were asked to sign up if they wanted to speak before the nomination and during the Good & Welfare agenda item. Cindy said that each member could speak for three (3) minutes per Florida Statute. The members objected vigorously to enforcing the statute and did not adhere to the request.

Cindy explained to the membership that association business could not be conducted with just two (2) Board members because there was less than a quorum. The meeting was called quickly after Ray Chehata's resignation because there were contracts and checks that needed to be signed and they needed a quorum to conduct business.

Dr. Olivieri had met with the Board and given his qualifications and vision for Starlight Towers before Ray's resignation. Dr. Olivieri accepted the offer to be on the Board and create a quorum of 3 members.

Ralph Calabrese submitted a letter to the Board explaining that he felt the election of Board Officers was not done legally because he and John had been asked to leave the room for the vote. John was elected President by a vote of 2 to 1 without the vote of John and Ralph Calabrese which then raised it to 3 to 2. All Board members are supposed to be present when there is an election of Board officers which is why they have 10 days to hold the election. John was elected to the President's position.

Mark made a motion to accept the resignations of Ray Chehata, Ralph Calabrese and Don January. John Garra seconded the motion and all approved.

John made a motion to nominate Dr. Peter Olivieri to one of the open Board seats. Mark seconded the motion and all approved.

John made a motion to appoint Dr. Peter Olivieri to one of the open Board Seats. Mark seconded the motion and all approved.

Dr. Olivieri accepted the position.

MEMBERSHIP PARTICIPATION:

There were questions regarding the resignations of the 3 Board members. It was suggested they should speak directly with the Board members in question.

Members had questions regarding the process for replacing Board members as well as the election process each year.

Cindy explained that when a Board seat opens between elections, the remaining Board members appoint another Board member. There is no election required.

When the election was held this year, there were five (5) open seats and five(5) candidates so no election was held. The Five Candidates were elected by acclamation. There was only one alternate director application for two positions. John Benardone was elected to the alternate director's position.

This year we had one alternate Board Member and the question was whether he would automatically take the seat. The amendment to the Starlight Towers documents was vague stating that if a quorum was not present, the alternate director with the most votes would take the seat. It didn't say if it was only for the meeting or for the completion of the Board term if the lack of a quorum was permanent. Cindy will speak to the attorney and clarify the amendment. Cindy will also speak with the attorney about the validity of the Board Officers election. We only had one alternate Board member this year because there was only one candidate.

Better and more communication was asked for by the members present. Mark spoke about the new software (Engage/Enumerate) recently available through IPM that Mark was also working with. The new software allowed emails and other messages to be sent to all members without the possibility of all board names being visible to all homeowners. Recently, an email was sent with over 190 names visible. No one knows where it came from, but it did have personal emails for Susie's dentist, her husband's email and other personal emails that should never have been shared. Susie did not send the email.

When someone belongs to a condominium association they have the right to get email information, but is an expectation that it is used for the Board to send necessary information to the members. There is not an expectation that it is to be shared with other residents.

A question was raised by a member regarding hiring a cleaning company without proper transparency and vetting of the contractor. The cleaning service was a replacement of a janitor that worked for the association. Several bids were solicited and interviewed before a replacement was hired. The Board has the right to hire contractors when necessary. At this time the Board is considering several projects and bids are presently in the process before a decision is made. The bids will be made available to the members present before the vote is taken.

The bank transition will be addressed at the next Board Meeting on June 2, 2026 at 10:00 a.m. Valley Bank offered 3.5% for the interest bearing account. The new bank being considered was offering 4% for the first 4 months and then it would be reduced to 3.25%. Banks do not voluntarily offer to give you more money for the interest bearing accounts. During the last year, interest have increased considerably and banks increased their rates when asked by the association.

Since there was no further business the meeting was adjourned.