

Association Meeting Minutes for Links at Emerald Dunes
2025 Budget Meeting December 2, 2024 (PBC Library)

5:18pm Meeting call to order by Nabil

Quorum of the board was established; Nabil present in person, Nick and Terry via phone

5:19pm Motion by Nabil to approve the minutes from the prior meeting 3/8/2024 second by Terry and Nick in favor

5:20pm Management announces that due to some unforeseen circumstances the library had no power FPL was done and asked all residents present at the meeting to exit the meeting room if the battery backup power went out, library gave us 30 minutes to hold the meeting.

5:21pm 2025 Proposed Budget- management gave an overview of the association financials, what is currently in the balance sheet on the association accounts. Management presented the proposed 2025 budget at \$416.00 per unit and went through all the line items in the budget that increased and stayed the same. The board and management took questions from all residents present at the meeting.

5:30pm Motion by Nabil to approve the 2025 proposed budget at \$416.00 a month a second by Nick and Terry in favor

5:31pm Special Assessment- Management presented the notice that went out to all owners for the roof replacement deposit of \$900 per unit due on April 1st, 2025. The board and management explained that this will start the funds for the deposit as roof will come due and insurance renewal. Management touch based on the options available to pay for the roof replacement, special assessment, loan and a combination of both. As well the feedback from owners present that would also like the option to just pay in full.

Management explained that there will be a follow-up meeting to go over the proposals and options of payments.

5:55pm Motion by Nabil to approve the special assessment of \$900 per unit second by Nick and Terry in favor

5:56pm New Business- management went over the new laws that the board will need to comply with such as board certification, transparency act, Nola, ect. and management addendum.

5:58pm Motion by Nabil to adjourn second by Terry and all in favor . Meeting adjourned.