

Seville Condominium #8, Inc.

Draft Meeting Minutes

When: Monday, March 31st, 2025

Time: 7:00 PM

Where: Seville 8 Condo – 2nd Floor Lobby; 2612 Pearce Drive Clearwater, FL 33764

Board of Directors Meeting

- **Call to Order**

- The meeting was called to order by Rick McNally at 7:02 PM.

- **Establish Quorum**

- A Quorum of the Board was established:
 - Rick McNally
 - Carla Florido
 - Joseph Evich
 - Sylvia Brennan
 - Frank Nieves
 - Robert Kelly from Ameri-Tech - Present

- **Meeting Notice Verification**

- Notice of the meeting was posted 48 hours in advance, per Florida Statute.

- **Approval of Prior Meeting Minutes**

- A motion was made by Joseph Evich to waive the reading of the minutes from the last Board meeting, he was seconded by Frank Nieves, and it was unanimously approved.

- **Report of Officers**

- February financial overview: \$44,000 in operating account
 - \$143,000 in reserves
 - Current on reports

- **Old Business**

- Status of Building Painting : Completed
 - Repayment to RO for Insurance billed for your Building: Payment made, R.O paid \$1400 of #8 insurance, #8 Has since reimbursed the R.O.
 - Sewer Line Backup: #8 Cost split with Assn. #2, \$1200 total

- **New Business**

- Discussion on Tree Trimming: Quote of \$5050 with Paradise Tree Service, A motion was made by Joseph Evich to Approve up to \$5100, He was seconded by Rick McNally, and it was unanimously approved. Second quote discussed.
 - Discussion on Debit Cards: Debit card resolution: The use of debit cards shall not be allowed by the board or officers at any time. Recommendation that documents be amended to make this a permanent resolution. A motion was made by Joe

Evich to ban the use of debit cards, he was seconded by Frank Nieves, and it was unanimously approved.

- Discussion on Petty Cash: Petty cash must be approved board president prior to being signed off on. Limit usage of petty cash
- Discussion on Payoff of Roof Special Assessment when there is a change of Ownership. All assessments must be paid by Florida Statute 718.103(24). A motion was made by Joseph Evich of an Assessment resolution to have assessment paid in full upon closing, he was seconded by Rick McNally and it was approved unanimously by the board.

▪ **Adjourn Meeting**

- A motion was made by Joseph Evich to adjourn the meeting at 7:46pm