

PARK LAKE AT PARSONS CONDOMINIUM ASSOCIATION, INC
A Corporation Not-For-Profit

2025 Annual Meeting of the Members of The Park Lake Condominium Association

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of Park Lake At Parsons Condominium Association, Inc. and the Florida Condominium Act, that the Annual Meeting of the membership and Board of Directors meeting will be held at the following date, hour, and place stated below.

Date: October 30, 2025

Time: 2:00 PM

Place: Park Lake COA Clubhouse

2025 Annual Meeting Minutes

The order of business for the Board of Administration shall be as follows:

- I. CALL TO ORDER: **Meeting called to order by Cody @ 2:14 PM**
- II. PROOF OF MEETING NOTICE: **Notice posted and mailed per Fla. Stat.**
- III. ESTABLISHMENT OF QUORUM AND CERTIFYING OF PROXIES:
Attached Proxies 137 and the list of owners present. Count as reviewed and signed by legal counsel Francis with DeWitt Law Firm
- IV. INSTALLATION OF THE BOARD OF DIRECTORS FOR 2025
New 2026 BOD Cody Powell and Neysa Battistini
Vote Count: Neysa Battistini 74, Ricardo Guardiola 66, Cody Powell 113, Scott Ross 21
- V. REPORTS FROM OFFICERS IF ANY: **Billy Martin was present and gave an overview of the insurance coverage and pricing for property and answered any questions. Billy shared the importance of homeowners having a HO6 policy and the coverage amount.**

Cody gave an overview of the 2025 financial accounting of income and expenses. He shared the increase in legal expenses, maintaining updated contact information, and the importance of contractors being licensed and insured. In addition to notifying the association when contractors will be working on their property and provide insurance coverage for our records. This is particularly important for electricians and plumbers. Cody shared the ongoing work with drainage/grading and landscape around the building to reduce water damage to the building and help reduce the deterioration of the exterior wood.

This notice has been posted upon the condominium property by the order of the Board of Administration and in compliance with 718.112(2)(c) F.S.

VI. NEW BUSINESS

- a. Comegys Insurance Billy Martin overview Property Insurance Overview
Noted under item V
- b. 2025 Financial Review (noted under item V.)
- c. 2025 Approved Budget Overview: review income/expenses; balance of reserve account with Fidelity. No increase in COA assessments for 2026
- d. Open Forum – Limit to 2 minutes please
Homeowner suggested adding a dog park & new pool furniture
Positive comments on new gym equipment

VII. ADJOURNMENT/BOD - Follow to Organization Meeting
Meeting adjourned 3:47 PM

Dated: October 30, 2025

By: *Janice Powell*, LCAM, Broker

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