**PALM RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC.**

**c/o Artemis Connected, LLC**

**802 E. Whiting St., Suite 149, Tampa, Florida 33602**

**MINUTES OF THE BUDGET MEETING OF THE BOARD OF DIRECTORS**

A Budget Meeting of the Board of Directors was held on Thursday, November 19, 2020 at 6:00 p.m. at the Holiday Inn Express – East Tampa, 2520 N 50th Street, Tampa, 33619.

The meeting was called to order at 6:06 p.m. by Mike Reed, Director Association Services. Mike Lawson was present. Lauren Parsons and Lori Price were present via Zoom. John Ryan and Pete Williams were absent. Lori Dann, Mike Reed, Angela Lynch, Steve Stafford, Nora Church and Maria Elia from Artemis Connected were present. Adam Carls from Arias Bosinger Law Firm was present.

**PROOF OF NOTICE:** Proof of mailing of the meeting notice was presented to those present by Mike Reed.

**MINUTES:** Mike Lawson moved to approve the minutes from the zoom meeting on Wednesday, July 22, 2020. Seconded by Lori Price. All in favor, motion carried.

**TREASURER’S REPORT:** Mike Reed gave the Treasurer’s Report. As of October 31, 2020, YTD net loss was $41,034.55. Operating was funded at $18,808.76 and the reserves have a balance of $378,636.92. Past due assessments totaled $59,767.35. Mike Lawson moved to approve financial report as stated. Seconded by Lori Price. All in favor, motion carried.

**NEW BUSINESS:**

The 2021 proposed Budget was reviewed and discussed by the Board. Mike Lawson asked for the line item Legal Settlement-Mangroves be reduced from $19,000.00 to $15,000.00. There was a question about security, it was then decided it should stay the same. Homeowner questions why the association is not paying for this fine. Adam Carls explained why the association is not and it is spread across all homeowners. Homeowner asked about what the violation was for. Mike Lawson explained there are 2 fines. 1) Is that a homeowner went and cut several things down to get a better view of the river. 2) Is from someone from an agency happened to be on the river and heard chainsaw and found someone trimming an area to the east of the property. Apparently, homeowners were told by Maria Sedo of Associa (when they were managing the community) she uses extra money from the association to trim the mangroves. A homeowner asked about the security and how long the recorder will hold information and where the cameras were to be placed. The answer was 2 weeks at a time, and it was for the front entrance. Homeowner brought to the board a question about the reserves and questions about the due to/ from reserves that was on the financials in 2017 of $145,000.00. There was no back up as to the entry that removed this at the end of 2017 when the records were turned over from Associa to Artemis with a balance of zero. The homeowners want to know what happened to this. A lengthy discussion ensued regarding this and other topics. Adam Carls informed the homeowners they can request this to be investigated. Mike Lawson stated it would be investigated by the board.

Mike Lawson moved to reduce line item 60355 from $19,000.00 to $15,000.00. Seconded by Lori Price. All in favor, motion carried. Mike Lawson moved to approve the 2021 operating Budget as amended. Seconded by Lauren Parsons. All in favor. Motion carried. The 2021 budget was adopted.

The decision by the Declarant to deficit fund the Association for 2021 was entered into the official record without objection.

Mike Lawson moved to approve Mapili & Associates to perform the 2020-year end accounting work. Seconded by Lauren Parsons. All in favor. Motion carried.

Mike Lawson moved to increase the board from 5 members to 7 members. Seconded by Lori Price. All in Favor, Motion Carried.

There being no further business before the Board, Mike Lawson moved to adjourn the meeting. Seconded by Lauren Parsons. All in favor. Motion Carried. The meeting was adjourned at 7:17 p.m.