



Vista Townhomes at Heritage Bay Assn., Inc.

Minutes

December 9, 2024 @ 4PM

VIA Zoom

- (1) Call to Order

Liesel Schaffer called the meeting to order at 4:15PM

- (2) Proof of Notice

Notice was emailed to all owners on November 25th, 2024; 14 days prior pursuant the Florida Statutes 720 & the Governing Documents

- (3) Establish Quorum

Liesel Schaffer; Board President; Mal Sourial; Vice President & Pamela Peterson; Secretary-Treasurer was present via Zoom. Kevin Marretta with Unsworth, Marretta & Unsworth CPA for the Association was also present by Zoom

- (4) Owner Comments & Questions

No owner comments or questions presented as no owners were present.

- (5) **BUDGET-2025**; Discussion & Adoption

Kevin Marretta – Certified Public Accountant (CPA) with Unsworth, Marretta and Unsworth will be on ZOOM to discuss the Budget.

Kevin Marretta discussed the budget and reserves and confirms the new QUARTERLY ASSESSMENTS ARE \$1,173 PER QUARTER.

Liesel made the Motion to Adopt Budget for 2025, seconded by Mal; motion carried 3-0 to the affirmative.

- (6) Update; Building Painting 2025 & Association Management

Liesel provided an update about the painting which requires a membership vote for a color change due to material alteration. The proxy and vote are set to go out January 2025 with the limited proxy via eblast to the members through the Vista Commons for VTH, VIII and VI. The painting project is planned for the first quarter of 2025.

Liesel provided an update about the Management Company vetting which is in progress.

- (7) Adjournment

Liesel made the motion to adjourn at 4:36PM

Minutes prepared

On Behalf of the Vista Townhomes at Heritage Bay Assn., Inc.

Pamela Peterson Secretary-Treasurer