BRAMBLE POINTE AT TWINEAGLES HOA
C/O MAY Management Services
11100 Bonita Beach Rd. Ste 101
Bonita Springs, FL 34135

MINUTES OF BOARD OF DIRECTORS BUDGET MEETING:

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The budget meeting of the Bramble Pointe at TwinEagles Homeowners Association, Inc. was held on Monday, December 9, 2025 at 4:00 p.m. This was a virtual meeting using GoToMeeting.

Present and Constituting a Quorum were Directors:
Dennis Andrews John Backof Joe Kosek Rocci Romano Pat Perry

Also in attendance were homeowners Rob Collins and Keith Balis.

Proof of Notice
In accordance with Florida laws, notices of the meeting were mailed and emailed 14 days in advance of the homeowners.

Review and Adopt 2025 Budget
The proposed Budget for 2025 shows a reduced quarterly amount of $874.00. There is a line item in the budget for plant replacement. If approved, one of the proposed amendment changes would remove plant replacement from the budget and make that a responsibility of the homeowner. The proposed amendments are not yet approved so plant replacement remains in the budget.

Pat Perry motioned to approve the budget for 2025 as presented.
John Backof seconded. Unanimously approved.

The association currently has bank accounts with First Horizon Bank. MAY Management would like to close those accounts and open new accounts with First Citizens Bank. This particular bank integrates with the Vantaca program, making it MAY Management's bank of choice.
The board agreed to move the accounts to First Citizens Bank.

2025 Landscape Contract
The landscape contract for 2025 increased by 3%. Pablo is doing a great job with the landscaping.
John Backof motioned to approve the 2025 Pablo Landscape contract and addendum.
Pat Perry seconded. Unanimously approved.

Update on Collections.
Currently there is one account in collections and one account that is past due. The attorney is waiting for the amendment vote to give an update on the account in collections. The vote could determine what position the association is in for collecting what is owed.

Discussion of community Bramble Pt arbors and Palmery maze renovations.
Bramble Pointe's representative to the Master HOA board reported there has not been enough board members interested in making any changes to these areas. The island in Bramble Pointe could use some freshening up. Ken will meet with Pablo to discuss what plant replacements, if any, need to be done.

Director Certification Seminars
Due to new Florida Statutes, board members must now take a 4 hour class to get certified. The management company will forward classes to the board as they receive the information.

Homeowner Comments and Questions
None

Adjournment
Rocci Romano motioned to adjourn.
Pat Perry seconded.

The meeting was adjourned at 5:50 pm.

The Special Members' Meeting to discuss the proposed amendment changes was held immediately following the budget meeting.

The meeting was called to order at 5:51 p.m.

It was determined that not enough proxies had been returned to establish a quorum.

This meeting will be suspended and will reconvene at a date to be determined once enough proxies are collected to establish a quorum. The proxies already collected remain good for 90 days.