BRAMBLE POINTE at TWINEAGLES HOA, INC.
C/o May Management Services, Inc.
6017 Pine Ridge Rd. #262
Naples, FL 34119

The Annual Meeting of the Bramble Pointe Homeowners Association, Inc. was held on Thursday, April 4,2024 at 3:30 p.m. This was a virtual meeting using Go to Meeting. There was no onsite meeting.

Directors present by Zoom.

Joe Kosek, Rocci Romano, Pat Perry, John Backof, Dennis Andrews

Establish a Quorum

A quorum was established with 14 proxies and/or call ins.

Proof of Notice

First notices were mailed out February 2, 2024. Second notices were mailed out February 29, 2024.

Approval of Minutes

Rocci Romano motioned to approve the minutes from the 12/15/2023 budget meeting.
John Backof seconded. Approved

Election of 2024-2025 Directors

A motion was made by Rocci Romano to have the board consist of (5) five members; A second by John Backof; All approved and motion passed.

Five candidates ran for five open positions making an election unnecessary.

The 2024-2025 Board of Directors for Bramble Pointe HOA:

Joe Kosek, Rocci Romano, Pat Perry, Dennis Andrews, John Backof

Adjournment

Rocci Romano motioned to adjourn.
John Backof seconded.

The meeting was adjourned at 4:17 p.m.

The Organizational Meeting of the Board of Directors was called to order at 4:17 p.m.

Proof of Notice
Same as last meeting

Election of Officers

Rocci Romano nominated Joe Kosek for President.
Dennis Andrews seconded. Approved

Pat Perry nominated Rocci Romano for Vice President.
Dennis Andrews seconded. Approved.

Rocci Romano nominated Dennis Andrews for Treasurer.
Pat Perry seconded. Approved.

Rocci Romano nominated John Backof for Secretary.
Dennis Andrews seconded. Approved.

Board of Directors for 2024-2025:

President: Joe Kosek
Vice President: Rocci Romano
Treasurer: Dennis Andrews
Secretary: John Backof
Director: Pat Perry

Homeowners Questions and Comments
Plant replacements were discussed. The HOA currently pays for all dead plant replacements. The board considered having homeowners pay for dead plant/tree replacements as there is only so much budgeted for plants. After discussion Joe Kosek made a motion engage with attorney Murrell to investigate changing the plant replacement section in the documents; A second by John Backoff; motion passed unanimously.

Juniper was briefly discussed and has agreed to a 50% discount on the final invoice. Rocci Romano made a motion to pay the 50% final invoice and provide a release agreement done and signed when paying. A second was made by John Backof; All approved.

Ken discussed the move from the current bank to First Citizens which works with the new platform now being used. The current bank being used doesn't integrate with Vantaca which is the current software being used. The board will consider moving funds to the new account and possibly put some into an interest-bearing account.

Adjournment

Joe Backof motioned to adjourn.
Pat Perry seconded.

Meeting adjourned at 4:55p.m.

Respectfully submitted,

Darla Mini, Property Manager for Bramble Pointe HOA