BRAMBLE POINT at TWINEAGLES RESIDENTS' ASSOCIATION, INC.

C/O MAY Management Services
11100 Bonita Beach Road, #101
Bonita Springs, FL 34135
(239) 262-1396

MINUTES

The Annual Members Meeting of the Bramble Point at TwinEagles HOA was called to order on **April 14 ,2026** at 3:41 p.m. This was a virtual meeting, by Microsoft Teams.

Establish a Quorum.

A quorum was established with 18 proxies plus those in attendance.

Proof of Notice

The first notice was sent out on February 17, 2026. The second notice was sent out on March 17, 2026.

Approval of Minutes

Dennis Andrews motioned to approve the minutes from the April 18, 2025, Annual meeting.
Joe Kosek seconded. Approved.

Announcement of Directors

Five candidates ran for (5) five open seats. Therefore an election was not necessary.

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

Adjournment

Rocci Romano motioned to adjourn.
John Backof seconded. Approved
Adjourned at 3:44 p.m.

BRAMBLE POINT at TWINEAGLES HOA
BOARD OF DIRECTORS ORGANIZATIONAL MEETING

MINUTES

The **Board Organizational Meeting** of the Bramble Point at TwinEagles HOA was called to order at 3:45 p.m. on April 14, 2026.

Proof of Notice
The first notice was sent out on February 17, 2026. The second notice was sent out on March 17, 2026.

Election of 2026-2027 Officers
Rocci Romano presented a slate of Officers:

Joe Kosek, President
Rocci Romano, Vice President
Dennis Andrews, Treasurer
John Backof, Secretary
Patrica Perry, Director

Patrica Perry second the motion, approved

New Business
Discussion was held on staggered terms 1 year and 2 year terms. At this time the board would like to keep the 1 year terms in place for 2026-2027.

Homeowner Questions and Comments
Keith Balis the Bramble Point representative on the TwinEagles Master Board updated the owners on the Palmery Park. The TEMHOA rejected the idea to keep maintaining the park as is. The maze will be removed in stages. The TEHOA will be installing a Botanical Garden in that area. The Bramble board will continue to monitor the project.

Landscape discussion from Pat Perry; She would like to address the island on Carradale court. The plant material is aged and needs replacing. She will meet with Pablo Landscaping and report back to the board.

Discussion on the home coach lights; Pat would like that all coach lights are of a certain brightness to make the community more pleasing at night.

Adjournment
Property Manager Kenneth Bloom Closed the meeting at 4:41 p.m.

Respectfully submitted,

By:_____
Kenneth E Bloom, of MAY Management Services, Inc., Property Manager for Villa Tuscany HOA