

THE TRUMAN ANNEX MASTER PROPERTY OWNERS' ASSOCIATION, INC.

ANNUAL MEETING

Open Conference Call Via Zoom

January 25, 2021

1. CALL TO ORDER

President Bob Frechette called the Annual Meeting to order at 10:02 a.m.

2. CERTIFY OF QUORUM

There were 37 owners present via Zoom and 65 owners represented by proxy for a total of 102. A quorum was present. Operations Director Sterling Christian and Community Association Manager Michael Henriquez were present on behalf of Management.

3. PROOF OF MEETING NOTICE

The Community Association Manager Michael Henriquez provided proof of meeting notice by affidavit.

4. APPROVAL OF PRIOR MINUTES

The approval of the prior minutes was previously done by the Board of Directors.

5. CLOSE OF BALLOTING

President Bob Frechette closed the balloting.

6. BOARD OF DIRECTORS ELECTION

Management completed tallying the ballots for the Board of Directors Election. President Bob Frechette noted that results of the election new Board Members are Marge Holtz and Ed Walters.

7. PRESIDENT'S REPORT

President Bob Frechette indicated that although it had been a very challenging year, the Board of Directors and Management had still been able to accomplish many things during the year.

8. YEAR 2020 FINANCIAL REPORT

Treasurer Don Roberts reviewed the 2020 Financial report and noted that the TAMPOA 2021 assessments will remain the same. He reviewed that during 2020 TAMPOA purchased three additional golf carts for the Maintenance staff, installed cameras on the Eaton & Caroline Street gates, completed multiple sidewalk repairs, as well as deposited funds to pave the Admirals Lane gravel lot. In addition, restoration repairs were made to the President's Park fountain area. Don discussed the Sub-Association maintenance reimbursement adjustments that have resulted in a more accurate representation of the hourly cost associated with the Maintenance staff. These adjustments have saved TAMPOA roughly \$60,000. Don indicated that the Association remains in excellent financial condition.

President Bob Frechette thanked Don Roberts for all his hard work.

9. UNFINISHED BUSINESS

President Bob Frechette discussed the following real estate statistics.

	2019	2020
▶ Total Sales	20	20
▶ Sale/List Price	.85-1.00	.95-1.00
▶ Sold Price Range	\$780K-3.3M	\$825K-3.1M
▶ Sold sq.ft. Range	\$724-\$1,353	\$759-\$1,465

#### 10. NEW BUSINESS

President Bob Frechette congratulated the newly elected Board members Marge Holtz and Ed Walters.

Marge Holtz and the owners present thanked Don Roberts for his incredible work as Treasurer.

President Bob Frechette reviewed reducing the audit requirement for the present year 2022. Marge Holtz made a motion to approve reducing the audit requirement. Michael Behmke seconded. The motion was approved unanimously.

President Bob Frechette reviewed rolling over excess member revenues to the following year 2022. Al Metty made a motion to approve rolling over excess member revenues. Michael Behmke seconded. The motion was approved unanimously.

President Bob Frechette reviewed using reserve funds in the case of a disaster. Marge Holtz made a motion to approve using reserve funds in the case of a disaster. Michael Behmke seconded. The motion was approved unanimously.

President Bob Frechette introduced Commissioner Jimmy Weekly, who noted that like most of us in 2020, the City's focus has mostly been on COVID-19. Jimmy indicated that the City was able to move forward with paving Duval Street. Jimmy briefly discussed the Admirals Cut update, in which the Walsh family was open to negotiations until the Cruise Ship Referendum passed. Jimmy notified the membership that Phase 1B of the park is scheduled to be completed by the end of March. Phase 1B included the all-purpose recreation fields, horse stables, concession stands, and maintenance storage facilities for park employees. Jimmy also noted that the City has begun the due process of implementing a code violation for feeding chickens throughout the City.

#### 11. QUESTIONS AND COMMENTS

No additional comments were presented, as they were all addressed during the individual discussions above.

#### 12. ADJOURNMENT

Marge Holtz made a motion was made to adjourn the meeting. Michael Behmke seconded. The motion was approved, and the meeting was adjourned at 10:47 a.m.

Respectfully submitted,

Mike Henriquez  
Community Association Manager