

October 18, 2023 at 5 PM  
at the Offices of AmeriTech in New Port Richey

Meeting was called to order at 5:20 PM with a quorum present including Barry Case, Pres; Ginny Gates, VP and Treas; Joyce King, Sec; and Robert Strazz, Member at Large.

Andrew George was present from AmeriTech and led the meeting.

Andrew had the figures for 2023 both budgeted with actuals through September, 2023 and proposed budget for 2024 with monthly amounts. Line items were discussed and adjusted according to information about expenses for next year.

The big unknown issue is the cost of Insurance for next year since the market is uncertain. Turner Insurance is shopping for a carrier for Club III for 2024. We are selecting a best-guess figure for the budget.

We have new line items for 2024:

1. The Milestone Inspection coming up as mandated by the State for 2024. This starts with a visual inspection by an Engineer/ Architectural firm certified by the State for this project and Andrew is researching what possible firms might be available for us. If flaws are found then additional costs for a Phase II investigation would be incurred.
2. An audit amount has been added as one may be requested this year.
3. We are adding the Spectrum Bulk Rate Internet and Cable Plan for each Unit.

Our final budget was unanimously approved by the members in attendance and the BOD authorized AmeriTech to send the proposed budget out to owners in preparation for the general meeting to be held on November 29, 2023 at the LTST Clubhouse.

Copies were given to members and meeting was adjourned at approximately 7:10 PM.

Respectfully submitted,  
Joyce King  
Secretary