

PIPERS GLEN CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

November 24, 2025

MINUTES

Approved  
11/26/26

The meeting was called to order at 5:30 p.m. by President Ann Hernandez.

Board members Ann Hernandez, Marilyn Short, and Tracy Watson were present. Joe Maynard was absent. AmeriTech Property Manager Beverly Neubecker was also present.

The Minutes of the October 27, 2025 Annual Budget meeting were not available.

President's Report: Ann thanked all those who donated items for the Thanksgiving Baskets.

Treasurer's Report: Marilyn provided information regarding the account balances, monies available in reserves and request for accounting status of insurance proceeds and expense regarding hurricane related projects. Request also for inquiry to determine if credit available on City's water bill for sprinkler leak.

Manager's Report:

- Property Manager reported on Association's financials, carport and termite update, and ongoing project repairs. Copy of Manager's Report is attached hereto.

Old Business:

- Beverly advised the Board the hurricane carport repairs are almost complete; Southern Building will provide a quote regarding the mansard repairs; and awaiting information from Dunedin Electric/Duke Energy regarding the installation of a new electrical line.
- Board discussed ongoing rodent infestation in units and request to no longer use Nature Zone's services but contact other vendors to remediate infestation. Board also requested Beverly seek quotes regarding trimming the trees at the Amberlea units involved.
- Board expressed concerns regarding Charlie's Wells service of our sprinkler system and invoicing for repairs. Ann asked Beverly to seek a bid from Landcrafters for sprinkler service.
- Board consulted with association attorney regarding the content of the proposed Rules and Regulations update. Board voted to approve the 2025 Rules and Regulations update; copies will be made available to unit owners.
- Beverly advised the Board the association's website will be up and running by January 1, 2026 as required by the State of Florida. Unit owners will be provided with portal information as available. Beverly discussed the merger of AmeriTech with Summit Management Partners.

New Business:

- Reminder to unit owners that elections are coming up after the first of the year. Board seeks volunteers to fill Board vacancies.
- There will be no meeting in December due to the Christmas holidays.

There being no further business to come before the Board, the meeting was adjourned.

Submitted by: Tracy Watson

On behalf of Pipers Glen Board of Directors