PIPERS GLEN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 28, 2026
MINUTES

Adopted 10/26/26

The meeting was called to order at 5:35 p.m. by President Ann Hernandez.

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

Motion made and seconded to waive the reading of the Minutes of the August 24, 2026 Board meeting. Motion carried.

President's Report: Ann reported on the status of rodent remediation, the Board's search for a new landscaping company, and the preparation of a handbook designating Board responsibilities pursuant to Florida Statutes.

Treasurer's Report: Marilyn provided information regarding the account balances; attendance by Board members at AmeriTech's Budget workshop; discussion regarding anticipated increases for 2027 including reclaimed water, lawncare, and repairs; awaiting information regarding insurance coverage; and final Budget proposal to be forwarded to unit owners for discussion at the October 26, 2026 Board meeting.

Manager's Report:

- Property Manager reported on Association's financial and aging report, copy attached hereto.
- Discussion regarding ongoing concerns of Landscape service and issuance of a 30-day notice to cancel service.
- Discussion regarding unit owner rodent treatment. New dumpster has been installed to hopefully eliminate rodent activity.
- Letters to unit owners requesting proof of inspection and treatment of drywood termite activity pursuant to June 2, 2025 Report of Couch's Pest Control.

Old Business:

- Board requested a bid from Precise Property Maintenance for landscaping and sprinkler service.
- Discussion regarding State Statute requirements for proposed Hurricane Protection Plan. Motion was made and seconded to implement the Plan. Motion carried. Board will provide unit owners with specifications and approval process governing the installation and maintenance of the Hurricane Protection Systems.
- Discussion regarding establishing a procedure to enforce violations of the Association's governing documents. Motion made and seconded to implement a Fine Committee. Motion carried. Board will create a violations enforcement procedure and request for unit owner volunteers to serve on the independent Committee.
- Regarding Budget proposal for 2027: Board approved increasing $500.00 allotment for tree trimming and adding $1,000.00 for contingency expense. Allotments for insurance premium decreased, water and sewer increased, building maintenance increased, and pooled reserves increased.

New Business:

- Additional in-person State required Board Certification Courses requested. Beverly advised AmeriTech is working on the request.
- As in years past, the Board is asking for contributions by unit owners to fill Thanksgiving baskets for Dunedin Elementary families in need. Donations of non-perishable items may be dropped off at 1580 Glen Court ... no later than November 16th.
- Board discussion regarding bid from Danny's Tree Service in the amount of $7,000.00. In an effort to reduce the cost, Board requested Beverly discuss servicing only the hardwood trees which may be a potential for damages or injury thereby reducing the bid. The Board is agreement to accept a non-interest finance plan.
- Implementation of a zero-landscaping plan for Pipers Glen condominium community is being studied.

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.

Submitted by: Tracy Watson,
On behalf of Pipers Glen Board of Directors