



October 3, 2024

RE: Peppertree Bay Special Assessment Invoice

Dear Peppertree Bay Owners:

At the Emergency Board of Directors meeting on September 30, 2024, the Board of Directors voted to approve a special assessment to pay for Hurricane Helene clean-up.

The Special Assessment is \$3,000.00 per unit owner. This letter will serve as your invoice for payment. **The assessment payment is due by October 10th.**

Please include your unit number and name as a reference.

Please make your check payable to Peppertree Bay and mail your payment directly to our office at 6056 Midnight Pass Road, Sarasota, FL 34242 or drop off at temporary location of 6058. Please do not include the assessment as part of your regular monthly maintenance fee.

If you have any questions, please click the link below:

<https://www.peppertreebay.com/get-support/>

The office is uninhabitable and this is our only form of communication.

Thank you,

William Seeley, LCAM

Property Manager

Peppertree Bay Condominium Assn. Inc.



October 3, 2024

RE: Peppertree Bay Special Assessment Invoice Dear

Peppertree Bay Owners:

At the Emergency Board of Directors meeting on September 30, 2024, the Board of Directors voted to approve a special assessment to pay for Hurricane Helene. This assessment is being made due to the following expenses:

Breakdown of cost needed:

- | | |
|---|---|
| 1. Pool Equipment 48,900.00 | 6. Gulf Cart Replacement 15,100 |
| 2. Access Control System 103,000.00 | 7. Grill Replacement 26,000 |
| 3. Damaged Fallen Trees 98,000.00 | 8. Pool and Beach Furniture 9,500 |
| 4. Debris Clean up and muck-out
92,900 | 9. Gym Equipment 70,000 |
| 5. Fence Repairs 37,000.00 | 10. Uncovered Building expenses
300,000.00 |

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Thank you,

William Seeley, LCAM Property
Manager

Peppertree Bay Condominium Assn. Inc.

6056 Midnight Pass Road • Sarasota, Florida 34242 • Tel: (941) 349-7777 • Fax: (941) 346-0371
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BOARD OF DIRECTORS MEETING MINUTES

MONDAY, SEPTEMBER 30, 2024

Board members present: (7/9 via Zoom)

Mark Schuller, Mario Romero, Erwin Hartmann, Art Sawall, Laurie Vaupel, Paul Greene and John Granger

Order Of Business

1. **CALL TO ORDER BY PRESIDENT:**

- The meeting was called to order at 2:00pm by Mark Schuller.

2. **ESTABLISHMENT OF A QUORUM OF DIRECTORS:**

- Mark Schuller verified quorum with 7/9 directors present via zoom.

3. **PROOF OF NOTICE OF THIS MEETING:**

- It was established the notice of this emergency meeting was done with as much notice as possible due to the circumstances and that a follow-up meeting with a 14-day notice will take place to comply with the Florida Statutes.

4. **NEW BUSINESS:**

- Hurricane Helene update was presented by Mark Schuller. A brief synopsis was provided to the ownership of the current state of the property and the measures needed to deal with the catastrophic conditions caused by Helene. After discussion among the board members, a motion was made by Paul Greene and seconded by Mario Romero to collect a \$3,000 assessment per condo (362) to give the association the necessary immediate influx of cash to address these issues. All voted in favor and the motion passed unanimously. Additionally, Paul Greene communicated that there would be a separate bank account established for these funds and there would be no commingling with our regular budgetary accounts. Instructions will be forthcoming about how to submit the payment as soon as possible.

5. **COMMUNITY OPEN FORUM:**

- An open forum via chat on zoom was conducted to address the questions and concerns of ownership. The meeting recording is posted to the website.

6. **ADJOURNMENT:**

- Motion was made by Mario Romero to adjourn the meeting at 3:05pm, seconded by Erwin Hartmann and all voted in favor and motion carried.