**THE VISTAS CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**September 19th, 2022**

**1:30 pm.**

A meeting of the Board of Directors for The Vistas Condominium Association, Inc. was held on this date and time in the Clubhouse of the Ocean Gallery, 4600 A1A South, St. Augustine, FL 32080.

President Bill Loughead called the Board of Directors meeting to order at 1:30 pm.

***Call To Order:***

Brandi Noegel

Bill Loughead

Ray Belz

Carolyn Harbourt

Candie Cook

***Proof of Notice:***

Notice of the meeting was mailed to the membership and posted on all official bulletin boards of the association on September 5th, 2022.

***Special Assessment Discussion:***

President Bill Loughead opened the meeting by stating that the Board will discuss assessing the owners of $500 per unit due to inflation and unforeseen expenses. Brandi Noegel, the Treasurer, briefly discussed the August financials (See Exhibit A) and mentioned that the association is $39,279 short in the operating account. December's cash projection for the association is $59,254 short. If the Board agrees on the $500 assessment, that will give the association a $30,000 surplus after paying all the annual bills, which includes paying the OGPOA. After some discussion, a motion was made by Bill Loughead to levy a Special Assessment payment of $500 per unit, due on November 1st,2022. Candie Cook seconded the motion. With all in favor, the motion passed unanimously.

With no other business to discuss, a motion was made by Bill Loughead and seconded by Carolyn Harbourt to adjourn, and with all in favor, the meeting adjourned at 1:45 pm.

Respectfully submitted,

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**Prepared for the Board by Prop Mgmt**