

1401 Mission Hills Blvd.

Clearwater, FL 33759

Proposed Meeting Minutes

When: Tuesday, March 4, 2025

Time: 6:03pm

Where: Mission Hills Clubhouse

Annual Meeting Agenda

1. Call to order
2. Appoint chairperson to the meeting
3. Proof of notice of the meeting
4. Certifying proxies and establish quorum
5. Approve minutes of last member's meeting
6. Candidates have read and agree to abide by Association Documents
7. Reports of Officers and Committees
8. Election- By proclamation
9. New business
 - A. Open forum
 - B. Seating of the new Board
10. Adjournment

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

Organizational Meeting Agenda

1. Call to order
2. Appoint chairperson of the meeting
3. Appoint officer positions
4. Adjournment

Special Board Meeting Agenda

1. Call to order
2. Roll call of the 2025-2026 Board Members
3. Adoptions of the February 18, 2025 Board Meeting Minutes
4. Appoint Ron Stock to the vacant 5th member of the Board

5. Adjournment of the membership to move to executive session for legal issues.

Annual Meeting

1. The Mission Hills Annual Meeting was called to order by President Pat Banning at 6:05pm
2. Pat Banning has appointed Michael Diorio, Property Manager as chairperson.
3. Michael Diorio has provided proof of notice. Reads agenda.
4. 169 members present or by proxy, needed 239 for a quorum. Meeting will be held as a non-official meeting.
5. Pat makes a motion to approve the minutes for the March 4, 2024 Annual Meeting.
 - * Rod moves to adopt as printed and posted.
 - * Lisa seconded.
 - *All approved.
6. Pat confirms Board has read and agrees to abide by the Association Documents.
 - * Board unanimously agrees.
7. Pat Banning gives President's Report.
 - * Introduces Alexis Sesto as new office manager with a brief outline.
 - * Introduces Michael as new property manager.
 - * Michael gives his Manager Report regarding financials and collections. He discusses examples of compliance issues that will be addressed.
 - * Lisa makes an announcement: She will set up a table Friday, March 7, 2025, from 11am-12pm to take behind payments.
8. Rod moves to elect by proclamation. Pat seconded the motion. Motion passed.
9. Pat opens the floor for open forum. Questions and answers were given.
 - *Pat makes a motion to seat the new Board. Christine takes her seat at the officer's table. She introduces herself.

Rod explains the next step of the Organizational Meeting that follows adjournment.
10. Rod moves to adjourn Annual Meeting. Pat seconded. All approve. Annual Meeting is adjourned.

Organizational Meeting

1. Pat calls meeting to order at 6:47pm.
2. Pat continues as chairperson.
3. Pat opens nomination to the election of officers.
 - * Rod nominates Pat Banning as President. Lisa seconded. All approve.

- * Pat nominates Rod Halvorson as Vice President. Lisa seconded. All approve. *
- Rod nominates Ron Stock as Treasurer. Pat seconded. All approve.
- *Pat nominates Christine Esperti as Secretary. Lisa seconded. All approve.
- * Pat nominates Lisa Schlechty as Member at Large. Rod seconded, All approve.

Pat introduces the new members of the Board:

- * Christine Esperti introduces herself.
- 4. Pat motions to adjourn organizational meeting to move into Special Board Meeting. Rod seconded. All approved. Meeting adjourned.

Special Board Meeting

1. Pat calls the meeting to order.
2. Roll call of the 2025-2026 Board of Directors
 - *Pat Banning, President- Here *
 - Halvorson, Vice President- Here
 - *Christine Esperti, Secretary - Here
 - *Ron Stock, Treasurer- Here
 - *Lisa Schlechty, Member at Large- HereAlso in attendance: Michael Diorio, Property Manager and Alexis Sesto, Office Manager
3. Pat motions to adopt Board Meeting minutes from February 18,2025 after fixing the error in item number 7. Adding “Lisa” as the member who seconded the motion. All approve.
4. Pat moves to appoint Ron Stock as the 5th member of the Board. Rod seconded. All approved.
 - * Ron takes his seat back at the officer’s table.
5. Pat motions to adjourn the Special Meeting to move to executive session to discuss legal issues.
 - * Rod seconded. All approved. Meeting is adjourned to the membership, and zoom has ended.

Respectfully submitted by Lexi Sesto and the Board adds a few edits