

Boca Ciega Point 1 Condominiums
Board of Directors Meeting Minutes
Wed., Feb. 11, 2026

Residents present: Barb Mooney, Barbie McElhinney, Liz Collins, Ron Heisel, Kathy Fiorentino, Bill Rose, Lynn Sheff, Brian & Val Hale, Carole Morton.

The meeting was called to order at 6:03 p.m. by President Dennis Keihm at Bayside. The Board members in attendance along with the President were Cathy Hooper, Treasurer, and Lynda Hodge, appointed secretary.

The secretary determined there was a quorum of the board. Minutes from the last meeting held on December 4, 2025 were accepted with no omissions.

The first order of new business was a review of the 2026 budget. The budget is \$92,400, which is the same as in 2024 and 2025. The increase in monthly payments was determined by the Federation due to an increase in fees determined by the Federation. Check with the secretary if you need a copy of your 2026 monthly assessment. The condo board was not responsible for the increase. It was required by the Federation.

The Treasurer report: The Roof loan we had at Valley Bank has been paid . The SIRS account must be fully funded by December 31, 2026.

The Budget was approved by all board members.