

**Castle Council, Inc.
Annual Budget & Members' Meeting
December 13, 2010
Minutes**

Attendees:

Bruce Kelm, President
Robert Hubbard, Vice President (by telephone)
Linda Meyran, Treasurer
Marlane Christy, Secretary
Michael Perez, President of Ameri-Tech Property Management, Inc.
Janice Sofia, Ameri-Tech Property Management, Inc.

BUDGET MEETING

Bruce called the meeting to order at 6:02 p.m. Quorum of Board was certified.

Vote to Waive the Reporting Requirements:

Linda made a motion to waive the reporting requirements. Marlane seconded the motion; all were in favor, motion passed.

Vote to Roll Over Excess Funds:

Quorum of 51% (53 unit owners) was required in order to vote on Roll Over of Excess Funds. Vote could not take place as they were short 14 proxies. Linda and another unit owner will try to get the needed proxies. If required proxies are not obtained, an audit will be made in 2011.

Board Approval of 2011 Annual Budget:

Linda made a motion to approve the 2011 Budget, Marlane seconded; all were in favor, motion passed.

Budget meeting adjourned at 6:08 p.m.

ANNUAL MEETING

Annual meeting was called to order at 6:09 p.m.

Since there was not a quorum of unit owners (51%), the Budget Portion of the Annual Meeting could not be conducted and will be rescheduled. Please note that proxies are good for 90 days from the original meeting date. The election could proceed due to the fact that we met the state requirement of 20% of unit owners.

Election of Directors – Election was not necessary as the number of candidates running for the Board (5) did not exceed the current vacancies on the Board (7). By proclamation, the new 2011 Board: Marlane Christy, Russell Cloetingh, Bruce Kelm, Radmila Mira Marsenic, and Linda Meyran.

Unit owners thanked the Board for a job well done during the past year, and mentioned the painting of the building looks great.

Unfinished Business: Discussion included painting of the floors, pool furniture, and Clearwater Gas Company.

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Janice Sofia mentioned that the State of Florida requires that new board members either take a Board Member class, or sign off that they have read and understand the association documents. Janice attended the 4-hour class held at Ameri-Tech and given by CAM Academy. She recommends all board members to attend, which is paid for by the Association and is good for five years. Janice will notify Board Members of the next class to be held in January 2011.

At 6:23 p.m. Linda made a motion to adjourn the Annual Meeting, Marlane seconded. All were in favor.

BOARD MEETING

The Board selected the property manager (for this meeting only, Mike Perez in place of Gary Moore) to conduct the Election of Officers. Mike Perez asked for a motion for Election of Officers.

Marlane motioned to elect Bruce Kelm as President, Linda seconded, unanimously passed. Bruce motioned to elect Linda as Vice President and Treasurer, Marlane seconded, motion passed unanimously. Bruce motioned to elect Marlane as Secretary; Linda seconded the motion, which passed unanimously.

At 6:27 p.m. Bruce motioned to adjourn the meeting; Linda seconded. All in favor, meeting adjourned.

Minutes submitted by:
Ruth Schein, Ameri-Tech Property Management, Inc.