

04/12/2023

EXECUTIVE BOARD MEETING AND MINUTES

1. Call to Order 6:30pm
2. Discussion was made has to proper procedure to keep Board viable with Tina Battistini refusal to produce 2022/2023 Bank Statements and maintain open communication with remaining members of the Board.
   1. For 2 months the Board has requested 2022/2023 bank Statements for review, in the effort to Develop 2023 Budget, understand any potential financial discrepancies from 2022 and determine the number of people that had failed to submit assessments to write Letters to those Homeowner. Ms. Battistini refuses to submit the Financial Statements to the Board.
   2. Ms. Battistini is the only member on the Board with access to the Bank and mailbox. Tina was notified on 04/12/2023 that FPL had issued a DISCONNECT Notice for non-payment of the bills, but she never replied to a request from the Board to access the accounts.
   3. Homeowners are asking why their checks have not been processed a month after Tina had received them. Tina stated Linda Cutting was supposed to do it.
   4. On 03/27/2023 Tina was informed that under **Article VIII section 6 of the Bylaws**, Judis Nina was appointed to the Role of Treasurer and verbally agreed. She then made 4 appointments with Ms. Nina to surrender the Banking documents only to Fail to do so.
   5. On 04/11/23 Aiden Noonan wanted to know why he was still listed on the Bank holding him liable.
   6. On 04/12/23 Tina still had Aiden listed on FDC(SunBiz) and on the bank still tying up the Boards ability to meet its Fiduciary responsibilities to the community. I reminded her that she was the ONLY person able to make the changes. I heard nothing from Tina after that point.
3. Actions Taken to move forward with the Board. 04/13/2023
   1. Bylaws **Article IV section3; Article VIII Section 5**
      1. Due to lack of communication, refusal to surrender 2022 financial Statements, Refusal to making the banking and post office box access available to the Board members.
      2. Walter Lundelius, MCHOA VP., made a MOTION to **Remove Ms. Battistini, (With Cause)**, 2nd by Linda Cutting, Member at Large, Passed by ALL
4. Under Bylaws **Article VIII Section 8,** Walter Lundelius VP, will assume the duties of President and asked Linda Cutting to step up and become acting President of the MCHOA Board and Judis Nina to assume both Secretary/treasurer roles.
   1. Linda Cutting agreed and Walter Lundelius made a MOTION to accept. Judis Nina 2nd and Passed by All.
   2. Judis Nina agreed and Linda Cutting made a MOTION to accept, Walter Lundelius 2nd, Passed by ALL
   3. Walter Lundelius, as charged under this Article did change FDC(SunBiz) adding Judis Nina on as Treasurer on 04/13/2023.
5. Walter made a Motion to Dismiss at 7pm
   1. Approved by all