

GOLFSIDE ESTATES HOA, INC.

UNAPPROVED ANNUAL MEMBERSHIP

MEETING MINUTES – 11/12/2025

1. Call to order by the President – Meeting was called to order at 6:07 pm
2. Proof of notice of the meeting – Affidavit and mailing was presented at meeting and will be kept in the official records of the Association.
3. Call for proxies
4. Determination of a quorum – Quorum was met. 42 Total in Person & Proxies
5. Open the meeting
6. Disposal of unapproved past membership meeting minutes – Mary Pulaski moved to approve prior meeting minutes.
7. President's or Treasurer's Report – No reports presented
8. Election of new directors
 - Call for candidate nominations from the floor – no nominations from the floor
 - Close of nominations
 - Introduction of candidates – Mary Pulaski, Enkeleda Zelka and Lorraine Peluso submitted their intent forms to be on the Board of Directors. Paperwork was presented during the meeting. Linda Smayda was nominated by a unit owner and the nomination paperwork was presented in the meeting. 1 nominee was not in attendance. Management directed that with more candidates nominated than open positions, a vote was required.
 - Appointment of persons to assist in counting ballots – No appointment made.
 - Casting of ballots – Intent forms were not provided to management prior to the meeting. As such, ballots were not submitted to ownership. Floor vote taken during the meeting, with proxy holders voting for owners not in attendance.
9. Announcement of new Board of Directors – Board of Directors will be Mary Pulaski, Charles Antonello, Lorraine Peluso, Leda Zelka, and Kimberly Manns.
10. Unfinished business – Spectrum is now on a bulk contract. Mary directed owner to call Spectrum Community Solutions for their equipment at 833-697-7328. Management requested a copy of the signed contract for official records as required by statutes. Mary Pulaski, President, to provide the documentation, but noted that she had lost documents on her computer recently, so she would have to see if she could get it.
11. New business
 - Vote to give Board authority to use reserve funds for emergencies and insurance – Voting Results 38 yes, 0 No. Vote passed.
 - Vote to waive the State Financial Reporting Requirement – Voting Results 30 yes, 8 No. Vote Passed.
 - Vote to carry over excess revenue for tax purposes – Voting Results 38 Yes, 0 No. Vote Passed.
12. Adjournment There being no further business to attend, the meeting was adjourned by the Board at 6:32 pm.

BY ORDER OF THE BOARD OF DIRECTORS