

Calais Condominium Association, Inc.

Organizational Board of Directors Meeting

March 19, 2025

Minutes

Minutes from an Organizational Board of Directors meeting and budget adoption meeting for the Calais Condominium Assn., Inc., held on March 19, 2025, immediately following the adjournment of the Annual Members Meeting at the Pelican Bay Community Center and via Zoom online meeting.

DIRECTORS PRESENT: John McClane, John Green, and John Johnson.

DIRECTORS ABSENT: None

ALSO PRESENT: Robert A. Baugher and Rich Meyer of Southwest Property Management, and seventeen members in person or on Teams conference.

A quorum being present, the meeting was called to order at 10:30 a.m.

Robert Baugher was unanimously selected as recording secretary.

ELECTION OF OFFICERS

The following officers were unanimously appointed by the board:

Mike Stone (term expires 2027)

Craig Wigley (term expires 2027)

The following officers were unanimously elected:

John McClane, President (term expires 2027)

Mike Stone, Vice President (term expires 2027)

John Green, Treasurer (term expires 2026)

John Johnson, Secretary (term expires 2026)

Craig Wigley, Director (term expires 2027)

Mr. Johnson made a motion to create an Agreements Committee to review contracts and to appoint Kathy Wagner and Karen Oliver. Mr. Green seconded. Discussion. Unanimous approval.

Mr. Johnson made a motion to create a Structural Maintenance Committee and appoint Doug Dausman as “spalling czar”. Mr. Green seconded. Discussion. Unanimous approval.

Budget 2025-26: Mr. Green presented the proposed budget. Mr. Dausman made a motion to approve the budget. Mr. Johnson seconded. Discussion. The 2025-26 budget was approved unanimously approved.

Mr. Dausman made a motion to create a separate Reserve account for SIRS. Mr. Green seconded. Discussion. Unanimous approval.

Old Business: None currently.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 10:32 a.m.

Respectfully submitted,

Robert A. Baugher, PCAM
General Manager