

**CALAIS IN PELICAN BAY CONDO ASSOCIATION  
ANNUAL MEETING MINUTES  
MARCH 4, 2026**

**1. Calling the Roll and certifying of Quorum** - Meeting called to order at 10 am. A quorum of 67 owners was present either by proxy or in person

**2. Proof of Meeting** – Notice was sent to all owners with Signed and notarized affidavit.

**3. Presentation of work and insurance** –

- a. A presentation by Elis Brother updating the community of the work progress.
- b. Laurel Ambros spoke about insurance

**4. Approval of annual meeting 2025** – motion was made to approve the Annual meeting 2025, All approved

**5. Reports of Officers**

**President report** -Thank you for John Green was treasurer and 2025 motion by correction by county not board. Rules need to be sent out no tile on lanais. For summer owners are to make sure all outside furniture and planters is stored inside turnoff water

**Insurance** - Mike Stone insurance – new statues tort removed by Florida. Risk assessments by Brown and Brown.

**Treasurer** - Chuck Cassoli reviewed the budget last year what PB collected. Special assessments collected. Every area was overspent. Insurance is the major expense for two years in a row. December 31. Six weeks to close books, line of credit 50,000 due to reserve. Finance charge for insurance. 3. 7.8% is above

**Campus** - Jane Johnson reported that the work is a team effort. Tree that looks dead will be coming back in the spring. Hardscape's will be choosing paint for next painting.

**Rules and Regulations** - Beth document review committee. Update language meets needs of Calais. Meet with lawyer to do the draft. Committee will have meeting to go over the changes. Special meeting to approve the new write.

**Social Committee** - Ellen and Allison – social committee appreciate the work of committee. Rich and Linda taking over.

**6. Budget approval-** John Cassoli reported quarterly assessments. 30% increase. PB 4-5 % increase in October.

*a. John McClane motioned to approve the budget for 2026-27, Craig Wigley 2<sup>nd</sup> . All approved.*

**7. New Business** – result of proxies vote on surplus funds into next year's operating budget.

**7. Adjournment** - Motion to adjourn all approved