Trade Winds West Condominium
Minutes for Board Meeting
Thursday, January 22, 2026, 10:00 a.m.

Place: Poolside, Trade Winds
Call in: (605) 313-5799
Code: 4635737#

The Board of Directors held its duly noticed meeting to review and consider the proposed 2026 Operating Budget and Monthly Assessments for approval.

Agenda:

The meeting was called to order at 10.00 a.m.
A quorum was established: Mike, Ken, Peggy, John, Rob
The previous meeting minutes were unanimously approved.

RESOLUTION OF THE BOARD OF DIRECTORS, based on a motion by John and seconded by Ken, was unanimously approved.

1. The 2026 operating budget, as presented, was hereby adopted.
2. Monthly assessments are increased to **$850 per unit**, effective March 1, 2026, to reflect increased insurance and operating costs.
3. The budget includes a temporary bad-debt allowance related to one unit currently in probate, without waiving or reducing the Association's right to collect the full amount owed.
4. The Board shall continue to pursue all lawful remedies to collect delinquent assessments.
5. In the event of an emergency or material cash shortfall, the Board retains the authority to levy a special assessment in accordance with the governing documents and Florida law.

Adopted this 22 day of January, 2026.

The meeting was adjourned at 10.30 a.m.