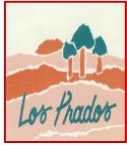


**TABLE OF CONTENTS FOR: [MEETINGS LOG]**

<b>SELECTING ANY MEETING# OR APPENDIX# BRINGS YOU TO ITS FIRST PAGE OF CONTENT. (A.K.A. HYPERLINK)</b>	<b>PAGE#</b>	<b>MEETING-TYPE</b>
<a href="#">MEETING 2023-08-21</a>	PAGES 2	BOARD MEETING: INSURANCE
<a href="#">MEETING 2023-08-02</a>	PAGES 3-7	VIRTUAL MEETING: UPDATE
<a href="#">APPENDIX-1</a>	PAGE-8	MEETINGS TABLE: DESCRIBES “MEETINGS”



**BOARD**

PRESIDENT & ACTING TREASURER	VICE-PRESIDENT	SECRETARY	DIRECTOR	DIRECTOR
ANTHONY INSALACO	EDWARD KATALINAS	KAREN CLYNES	JOSEPH MARONEY	LINDA BURKE

*WINNING HEARTS AND MINDS THROUGH SOUND REASONING AND CREATIVE SOLUTIONS*

**BOARD MEETING'S 'AGENDA → MINUTES' DOCUMENT**

**WHEN:** THURSDAY, AUGUST 24TH, 2023 AT 7:00PM  
**WHERE:** IN PERSON AT THE LOS PRADOS CABANA (100 LOS PRADOS DRIVE, SAFETY HARBOR FL 34695)  
**WHY:** PRESENTATION BY MICHAEL CLARKSON REGARDING 2023-24 INSURANCE PREMIUM

**ACTION LEGEND**

✓	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>F</b>	<b>G</b>
COMPLETED	ANNOUNCE	BUDGET	CONTRACT	DISCUSSION	FINANCIAL	GUEST
<b>M</b>	<b>P</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>V</b>	<b>W</b>
MEETING	PRESENT	REVIEW	SCHEDULE	TALLY	VOTE BY BOARD	WORKSHOP

AS PER [HTTPS://JURASSICPARLIAMENT.COM/REPORTS-IN-ROBERTS-RULES/](https://jurassicparliament.com/reports-in-roberts-rules/) HENCEFORTH, A BOD SHALL NOT VOTE TO ACCEPT, ADOPT, APPROVE OR RECEIVE REPORTS (I.E. A TREASURER'S REPORT). OUR ASSOCIATION ATTORNEY COMMENTED: "I AGREE WITH THAT. IT'S COMMON PRACTICE FOR THE OFFICERS TO JUST GIVE THEIR REPORTS."

**AS THE MEETING PROCEEDS, ANY DATA ENTERED IN 'RED' FONT TO THIS AGENDA HAS THE EFFECT OF TRANSFORMING THE AGENDA INTO MEETING MINUTES.**

AN 'EXHIBIT' IS ONE OR MORE DOCUMENTS ASSOCIATED WITH A LINE-ITEM. THESE ARE THE PAGES WHERE THE EXHIBITS CAN BE FOUND.

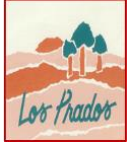
AS DATA IS ENTERED TO THE RIGHT OF THE VERTICAL DOTTED-ARROW, A MEETING'S 'AGENDA' MORPHS INTO ITS ASSOCIATED 'MEETING MINUTES'.

ORDER OF BUSINESS (LINE ITEMS)				ACTION		BOARD INITIALS				
1	CALL TO ORDER			TIME:		AI	EK	KC	JM	LB
2	RECORD BOARD MEMBERS	EXHIBIT PAGES	P = PRESENT: IN-PERSON R = PRESENT: REMOTELY N = NOT PRESENT	CODE	M 2 T N N D					
3	WORKGROUPS TO WORKSHOPS	NO EXHIBIT	DUE TO INSURANCE EXPOSURE, WORKSHOP MEETINGS WILL BE HELD INSTEAD OF WORKGROUPS	V						
4	PRESENTATION	NO EXHIBIT	HILLB'S MICHAEL CLARKSON PRESENTS 2023-24 INSURANCE PREMIUM STORY.	V						
5	MEETING ADJOURNMENT			✓						
				TIME:		AI	EK	KC	JM	LB

**EACH Q&A MUST:**

- (1) REFERENCE AN EXISTING AGENDA TOPIC AND
- (2) NOT EXCEED 3-MINUTES FOR THE 'QUESTION' NOR 3-MINUTES FOR THE 'ANSWER'.

IN THE CASE OF THE PRESENTATION, THE Q&AS CAN OCCUR AFTER EACH MAJOR SEGMENT OF THE INSURANCE DISCUSSION IS PRESENTED.



BOARD

PRESIDENT & ACTING TREASURER	VICE-PRESIDENT	SECRETARY	DIRECTOR	DIRECTOR
ANTHONY INSALACO	EDWARD KATALINAS	KAREN CLYNES	JOSEPH MARONEY	LINDA BURKE

WINNING HEARTS AND MINDS THROUGH SOUND REASONING AND CREATIVE SOLUTIONS

**VIRTUAL MEETING'S 'AGENDA → MINUTES' DOCUMENT**

**WHEN:** WEDNESDAY, AUGUST 2ND, 2023 AT 6:37AM  
**WHERE:** IN THE CLOUD  
**WHY:** PROVIDE MEMBERS WITH RESOURCE'S JUNE FINANCIALS PLUS OTHER UPDATES.

**ACTION LEGEND**

✓	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>F</b>	<b>G</b>
COMPLETED	ANNOUNCE	BUDGET	CONTRACT	DISCUSSION	FINANCIAL	GUEST
<b>M</b>	<b>P</b>	<b>R</b>	<b>S</b>	<b>T</b>	<b>V</b>	<b>W</b>
MEETING	PRESENT	REVIEW	SCHEDULE	TALLY	VOTE BY BOARD	WORKSHOP

AS PER [HTTPS://JURASSICPARLIAMENT.COM/REPORTS-IN-ROBERTS-RULES/](https://jurassicparliament.com/reports-in-roberts-rules/) HENCEFORTH, A BOD SHALL NOT VOTE TO ACCEPT, ADOPT, APPROVE OR RECEIVE REPORTS (I.E. A TREASURER'S REPORT). OUR ASSOCIATION ATTORNEY COMMENTED: "I AGREE WITH THAT. IT'S COMMON PRACTICE FOR THE OFFICERS TO JUST GIVE THEIR REPORTS."

**AS THE MEETING PROCEEDS, ANY DATA ENTERED IN 'RED' FONT TO THIS AGENDA HAS THE EFFECT OF TRANSFORMING THE AGENDA INTO MEETING MINUTES.**

**AN 'EXHIBIT' IS ONE OR MORE DOCUMENTS ASSOCIATED WITH A LINE-ITEM. THESE ARE THE PAGES WHERE THE EXHIBITS CAN BE FOUND.**

AS DATA IS ENTERED TO THE RIGHT OF THE VERTICAL DOTTED-ARROW, A MEETING'S 'AGENDA' MORPHS INTO ITS ASSOCIATED 'MEETING MINUTES'.

ORDER OF BUSINESS (LINE ITEMS)				ACTION	BOARD INITIALS				
1	CALL TO ORDER			TIME: 6:37A	AI	EK	KC	JM	LB
2	RECORD BOARD MEMBERS	EXHIBIT PAGES	P = PRESENT: IN-PERSON R = PRESENT: REMOTELY N = NOT PRESENT	CODE: M 2 T N N D	P	N	N	N	N
3	TREASURER'S REPORT	E2	TREASURER'S REPORT	P	LINE-ITEM HAS NO VOTE				
4	DELINQUENCY REPORT	E3	DELINQUENCY REPORT	P	LINE-ITEM HAS NO VOTE				
5	UPCOMING ROADWORK	E4-5	REPAIR   SEALING   STRIPING AUG 31 <sup>ST</sup> , SEPTEMBER 6 <sup>TH</sup> -7 <sup>TH</sup> AND SEPTEMBER 13 <sup>TH</sup> -14 <sup>TH</sup>	A	LINE-ITEM HAS NO VOTE				
6	TREE WORK STATUS	NO EXHIBIT	3 FULL DAYS + AUG 3 <sup>RD</sup> @ 1.5 HRS.	P	LINE-ITEM HAS NO VOTE				
7	MEETING ADJOURNMENT			V	AI				
				TIME: 7:45A	AI	EK	KC	JM	LB

**EACH Q&A MUST:**

- (1) REFERENCE AN EXISTING AGENDA TOPIC AND
- (2) NOT EXCEED 3-MINUTES FOR THE 'QUESTION' NOR 3-MINUTES FOR THE 'ANSWER'.

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**TREASURER'S REPORT  
FOR MONTH-ENDING JUNE, 2023**



<b>Balance Sheet - Operating</b>
Los Prados Condominium Association, Inc
End Date: 06/30/2023

Date:	7/21/2023
Time:	3:36 pm
Page:	1

**ASSETS**

**OPERATING CASH**

00101	Popular Bank Operating 1650	\$18,617.38
00116	Popular Bank Insurance 1668	0.51
00196	Spec Assess Invested in RSV - Storm Damage	500.00

**TOTAL OPERATING CASH** \$19,117.89

**RESERVE ACCOUNT**

00201	Popular Bank RSV 1676	95,603.04
00210	Popular Bank Reserve ICS 6768	421,794.91
00296	Spec Assess Invested in RSV - Storm Damage	(500.00)

**TOTAL RESERVE ACCOUNT** \$516,897.95

**OTHER ASSETS**

00310	Accounts Receivables	1,910.00
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**TOTAL OTHER ASSETS** \$1,910.00

**TOTAL ASSETS**

**TOTAL ASSETS**



**\$537,925.84**

**LIABILITIES**

**RESTRICTED RESERVE FUND**

00520	Restricted Roof Replace	223,029.76
00535	Carports	1,488.00

**TOTAL RESTRICTED RESERVE FUND** \$224,517.76

**POOLED RESERVE FUND**

00535	Carport Reserve	64,856.82
00557	Insurance	127,491.82
00560	Painting	22,103.99
00590	As-Needed Services	8,011.09
00591	Special Projects	69,916.47

**TOTAL POOLED RESERVE FUND** \$292,380.19

**TOTAL RESERVE FUNDS** \$516,897.95

**OTHER LIABILITIES**

00620	Prepaid Fees	20,335.05
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**TOTAL OTHER LIABILITIES** \$20,335.05

**SPECIAL ASSESSMENT**

00789	Spec Assess 2018 Storm Damage	500.00
-------	-------------------------------	--------

**TOTAL SPECIAL ASSESSMENT** \$500.00

**FUND BALANCES**

00900	Prior Years Fund	507.47
00910	Current Year Fund	(314.63)

**TOTAL FUND BALANCES** \$192.84

**TOTAL RESERVE AND FUND BALANCES** \$537,925.84

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### DELINQUENCY REPORT FOR MONTH-ENDING JUNE, 2023



**Homeowner Aging Report Excluding Prepaid**  
Los Prados Condominium Association, Inc  
End Date: 06/30/2023

Date: 7/21/2023  
Time: 3:36 pm  
Page: 1

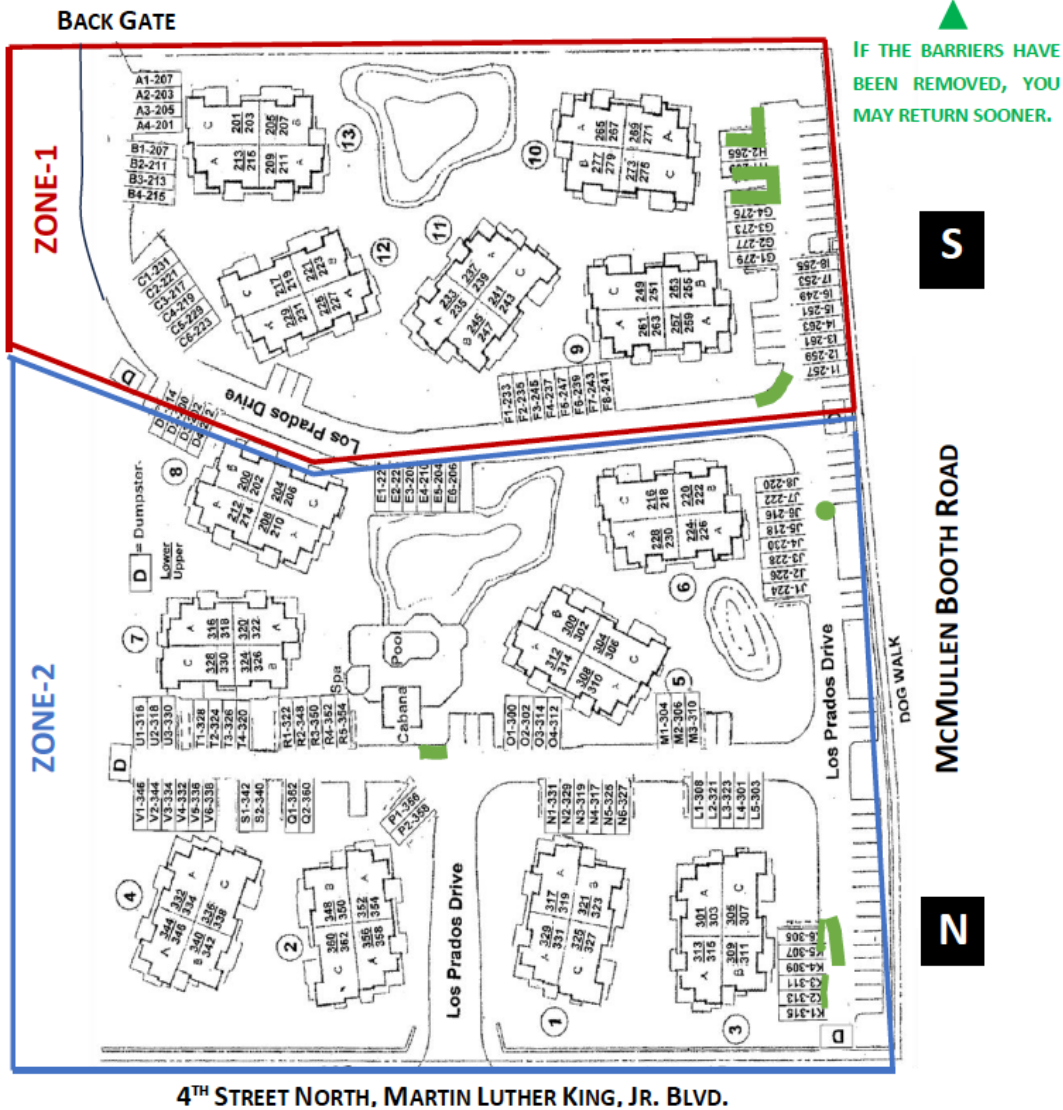
Description	Current	Over 30	Over 60	Over 90	Balance	
NAMES BLOCKED FOR PRIVACY REASONS	Last Payment: \$500.00 on 06/02/2023					
	Collection Status: Reminder					
		\$81.00	\$0.00	\$0.00	\$0.00	\$81.00
	Total:	\$81.00	\$0.00	\$0.00	\$0.00	\$81.00
	Last Payment: \$500.00 on 06/15/2023					
	Collection Status: Reminder					
		\$6.00	\$0.00	\$0.00	\$0.00	\$6.00
	Total:	\$6.00	\$0.00	\$0.00	\$0.00	\$6.00
	Last Payment: \$581.00 on 06/01/2023					
	Collection Status: Reminder					
		\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
		\$581.00	\$25.00	\$0.00	\$0.00	\$606.00
	Total:	\$606.00	\$25.00	\$0.00	\$0.00	\$631.00
	Last Payment: \$581.00 on 05/10/2023					
	Collection Status: Reminder					
	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	
	\$581.00	\$0.00	\$0.00	\$0.00	\$581.00	
Total:	\$606.00	\$0.00	\$0.00	\$0.00	\$606.00	
Last Payment: \$500.00 on 06/01/2023						
Collection Status: Reminder						
	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00	
	\$561.00	\$0.00	\$0.00	\$0.00	\$561.00	
Total:	\$586.00	\$0.00	\$0.00	\$0.00	\$586.00	
<b>Association</b>	<b>Current Total</b>	<b>Over 30 Total</b>	<b>Over 60 Total</b>	<b>Over 90 Total</b>	<b>Balance Total</b>	
Los Prados Condominium Association, Inc	\$1,885.00	\$25.00	\$0.00	\$0.00	\$1,910.00	

Description	Total
Maintenance Fee (Delinquent Fee) 2023	\$75.00
Maintenance Fee 2023	\$1,835.00
<b>AR Total:</b>	<b>\$1,910.00</b>

**VALUES IN THE 'CURRENT -COLUMN' ARE NOT VIEWED AS BEING DELINQUENT. THEREFORE, THE TOTAL ACCOUNTS RECEIVABLES = \$25 (1 OWNER'S LATE FEE).**

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THE LOS PRADOS 'ROAD PROJECT' OF REPAIRING/SEALING/STRIPING'					
2 OFF-PROPERTY PARKING LOCATIONS: FOLLY FARM (CLOSES 6PM) AND HARBOR OAKS (ACROSS MLK)					
ZONE	DAY	DATE	PURPOSE	LEAVE-BY TIME	RETURN TIME
1&2	WED	AUG 31ST	WEATHER-PERMITTING, 8 GREEN AREAS ON THE MAP WILL BE REPAIRED. AFFECTED VEHICLES NEED NOT LEAVE THE PROPERTY AND INSTEAD MAY PARK IN PUBLIC PARKING.		
1	WED	SEP 6TH	SEALING	7:30AM	5:15PM
1	THU	SEP 7TH	STRIPING	7:30AM	5:15PM
2	WED	SEP 13TH	SEALING	7:30AM	5:15PM
2	THU	SEP 14TH	STRIPING	7:30AM	5:15PM



4TH STREET NORTH, MARTIN LUTHER KING, JR. BLVD.

V1.09 Map 2023 Repair-Seal-Stripe

PAGE-1 OF 2

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## ALL-PHASE'S STIPULATIONS

- THE SPRINKLERS MUST BE TURNED OFF AT YOUR PROPERTY 24 HOURS PRIOR TO COMMENCEMENT OF THE ASPHALT WORK AND REMAIN OFF UNTIL COMPLETION OF CONTRACTED WORK. PREPARATION OF WET SURFACES MAY RESULT IN ADDITIONAL CHARGES.
- ALL VEHICLES MUST BE MOVED FROM THE AREAS WHERE PAVEMENT WORK IS SCHEDULED BY 7:30AM EACH OF THE SCHEDULED DAYS.
- VEHICLES MAY RETURN TO THE LOT WHEN THE AREA IS OPEN WHICH WILL BE ON AFTER STRIPING IS COMPLETE. PLEASE DO NOT REMOVE THE BARRICADES OR ANY OTHER MEANS OF CORDONING-OFF THE AREA DURING WORK PROGRESS.
- ALL-PHASE PAVING CANNOT BE HELD RESPONSIBLE FOR TENANTS OR GUESTS WALKING OR DRIVING THROUGH AND TRACKING THE WET PAINT AND/OR TACK ON SIDEWALKS OR INTO THE ESTABLISHMENTS.
- ALL PHASE PAVING & SEALING CANNOT BE RESPONSIBLE FOR DAMAGE TO CARS PARKED WITHIN 40-FOOT RADIUS OF BARRICADED AREA.
- UNFORTUNATELY, ANY VEHICLE REMAINING IN THE LOT AFTER 7:30 AM WILL BE TOWED AT THE OWNER'S EXPENSE. WE BELIEVE WITH EVERYONE'S COOPERATION; THIS WILL NOT BE NECESSARY.

THANK YOU FOR YOUR COOPERATION IN THIS MATTER.

SUBJECT TO WEATHER CONDITIONS, WE WILL COMPLETE THE CONTRACTED WORK ASAP.

\*ALL SCHEDULES ARE SUBJECT TO CHANGE.

# APPENDIX-1: MEETINGS TABLE

## 2 CATEGORIES ENCOMPASSING 5 MEETING-TYPES

DEF: BOARD-QUORUM = MORE THAN 2 OF THE 5 BOARD MEMBERS

MEETINGS THAT ARE HELD IN-PERSON (ALLOW VERBAL Q&A's)					
WITH 3 OR MORE (LIVE OR REMOTE) BOARD MEMBERS REQUIRED TO BE PRESENT.					
#	ABBRV	MTNG-TYPE	REQUD NOTICE	MBR QUORUM	PURPOSE
1	AM	ANNUAL	NOT < 60-DAYS	53-MEMBERS	TO TALLY ELECTION VOTE(S), ETC.
2	MM	MEMBERS	NOT < 14-DAYS	53-MEMBERS	TO TALLY MBR & POSSIBLE BOD VOTE(S)
3	BM	BOARD	NOT < 48-HRS	0-MEMBERS	TO CONDUCT BOD-BUSINESS – VOTES?
WITH < 3 (LIVE OR REMOTE) BOARD MEMBERS ALLOWED TO BE PRESENT ... IF MORE THAN 2 BOARD MEMBERS, THE MEETING WOULD BE LABELED A 'BOARD' MEETING.					
#	ABBRV	MTNG-TYPE	REQUD NOTICE	QUORUMS	PURPOSE
4	WM	WORKSHOP	NOT < 72-HRS	NONE REQUIRED	TO HAVE DISCUSSIONS, SEMINAR(S), ETC.
MEETINGS THAT ARE NOT HELD IN-PERSON (ONLY ALLOW WRITTEN Q&A's)					
ALTHOUGH A VIRTUAL MEETING HAS NO ATTENDEES, SO AS NOT TO BE LABELED A BOARD MEETING, LESS THAN 3 BOARD MEMBERS ARE ALLOWED TO COLLECTIVELY-PREPARE THE VIRTUAL MEETING.					
#	ABBRV	MTNG-TYPE	REQUD NOTICE	QUORUMS	PURPOSE
5	VM	VIRTUAL	NO NOTICE	NONE REQUIRED	TO CURATE/POST LP ACTIVITIES IN 'MEETING LOG'
A 'VIRTUAL MEETING' (VM) SIMULATES A 'BOARD MEETING', EXCEPT IT HAS NO NOTICE (BECAUSE IT'S FOR DISPENSING COMMUNITY INFORMATION AS NEEDED), NO ATTENDEES (BECAUSE IT'S MERELY A WEBSITE-POSTED AGENDA & EXHIBITS), NO VOTES (BECAUSE THERE'S NO BOD QUORUM) AND NO Q&A'S (BECAUSE THERE ARE NO ATTENDEES).					

### 1. ANNUAL MEETING:

- A. AN ASSOCIATION IS MANDATED BY STATUTE TO HAVE ONE MEETING PER CALENDAR-YEAR – THE IN-PERSON 'ANNUAL MEETING'.
- B. AN ANNUAL MEETING IS COMPRISED OF 2 BACK-TO-BACK MEETINGS:
  - MEETING-1: TALLYING OF ELECTION BALLOTS AND/OR MEMBER-VOTES.  
IF NEITHER TALLY EXISTS, MEETING-1 IS HELD ANYWAY TO STATE AS MUCH.
  - MEETING-2: IS A 'BOARD MEETING' - AT A MINIMUM, BOD POSITIONS FOR THE UPCOMING YEAR ARE BOD-VOTED.

### 2. MEETINGS LOG.

- A. REGARDLESS OF THE MEETING-TYPE, EVERY MEETING'S MINUTES IS POSTED IN THE MEETINGS LOG.
- B. TO ACCESS THE MEETINGS LOG, ENTER LOSPRADOS.NET INTO YOUR BROWSER AND SELECT 'PUBLIC DOCUMENTS'; THEN SELECT 'MEETINGS LOG' FROM THE DROPDOWN.