

Pointe Towers Condominium Association, Inc.
Annual Meeting, Election of Directors and 2026 Budget Adoption Meeting
Minutes

Date: December 19, 2025

Time: 2:00 p.m. EST (Call to order at 2:25 p.m.)

Location: Via teleconference and at the office of Zacur Graham, P.A., 5200 Central Avenue, St. Petersburg, Florida

1. Call to order

The meeting was called to order at 2:25 p.m. by Tony Maier.

2. Roll call, proof of notice, and quorum

Proof of notice was provided: the First notice was mailed on October 20, 2025, and the Second Notice of Annual Meeting, Election of Directors and 2026 Budget Approval, mailed December 4, 2025.

Members participating via teleconference were 1S/Eric & Karen LeBlanc, 2N/Ruth & Brad Moore, 5N/Dale Bisceglia, 5S/Barry Gomberg & Alice Kuhn, and 7S/Theresa Schefstad. Members present were 1N/Chris & Pierre Jones, 3N/Yasser Kazbour, 3S/Tony Maier, 4S/Tom Kavanagh, 6N/Judi & Marty Nora, and 7N/Frank Dockett.

There was a total of 13 owners present, via teleconference or who submitted their Proxy. Also present was Association Attorney Richard Zacur and Ameri-Tech Manager Rosie Maisonet. Non-owner present was Erin Kazbour. Non-owner via teleconference was Ken Amos, legal representative for Yasser Kazbour.

Proxies were certified and a quorum was established.

3. Approval of prior annual minutes

Reading and disposal of the unapproved prior Annual Meeting minutes was listed on the agenda; action on prior minutes was handled by Tony Mier.

4. Election of Directors

The Annual Meeting was held for the purpose of electing directors and other lawful business. Six homeowners had submitted their intents for five open positions on the 2026 Board. Rosie with Ameri-Tech and Frank Dockett were appointed to assist with opening and handling the ballots. The election was conducted in accordance with the mailed instructions; the ballot tally resulted in all of the candidates receiving ten votes. Dale (Sunset Pag LLC, 5N) withdrew his name from the pool of directors. The remaining members were elected to the Board: Christine Jones (ten votes) Yasser Kazbour (Three votes - Cumulative voting system allowed him to receive fifteen votes), Thomas (Tom Kavanagh (ten votes), Anthony (Tony) Maier (ten votes) and Judith Nora (ten votes)

5. Vote to waive financial reporting

By Proxy or present, the membership voted eight (8) YES and five (5) NO to waive the financial reporting for the year 2025. A motion was made by Tony to waive the statutory financial reporting requirement for 2025 and instead proceed with a compiled financial statement for the fiscal year, with total revenue of \$250,771.00. Judith seconded the motion. The motion carried by majority.

6. Vote to waive fully funded reserves (non-SIRS)

By Proxy or present, the membership voted ten (10) YES and three (3) NO to waive the fully funding of the reserves. A motion was made by Tony to waive fully funded reserves (non-SIRS/Milestone requirement) for the upcoming year. The motion was seconded (Tom/Judy as noted in the draft). The motion carried by majority.

7. 2026 Budget adoption

The Board considered the proposed 2026 budget prior to and during the Annual/Budget meeting. Tony asked for a motion to approve the 2026 budget; Judith made the motion and Christine seconded. With all in favor, the 2026 budget was approved.

8. Owner open forum: Scheduling of the Board meeting; 2026 management contract; coupon mailing; Landscaping project and bench privacy.

The open forum concluded around 3:28 p.m.

9. Adjournment of Annual Meeting: with no further lawful business, a motion was made by Judith to adjourn the Annual Meeting, second by Tony. The Annual Meeting adjourned at approximately 3:28 p.m.

Organizational Meeting of the Board of Directors

The Organizational Meeting of the newly elected Board of Directors was convened immediately following the adjournment of the Annual Meeting.

1. Call to order and selection of chair

The Organizational Meeting was called to order, and a motion was made to appoint a chairperson for the meeting; Christine was the chairperson.

Board members present were Chris Jones, Tom Kavanagh, Yasser Kazbour, Tony Maier and Judi Nora.

Members participating via teleconference were 1S/Eric & Karen LeBlanc, 2N/Ruth & Brad Moore, 5N/Dale Bisceglia, 5S/Barry Gomberg & Alice Kuhn, and 7S/Theresa Schefstad.

Members present were 1N/Pierre Jones, 6N/Marty Nora and 7N/Frank Dockett.

Also present was Association Attorney Richard Zacur and Ameri-Tech Manager Rosie Maisonet. Non-owner present was Erin Kazbour. Non-owner via teleconference was Ken Amos, legal representative for Yasser Kazbour.

2. Election of officers

The Board proceeded to elect officers by open vote with the following results:

- **President:** Thomas Kavanagh
- **Vice President:** Anthony (Tony)Maier)
- **Secretary:** Judith Nora
- **Treasurer:** Anthony (Tony) Maier
- **Director:** Yasser Kazbour
- **Director:** Christine Jones

This constituted the final Board composition for 2026.

3. Adjournment

There being no further business, a motion to adjourn was made (Tony 1st, Judith 2nd) and approved All in Favor. The Organizational Meeting adjourned at approximately 3:47 p.m.

Minutes Prepared by Gloria Reed, Property Manager