



Seville Condo 11
Board of Directors Meeting
Monday, April 13, 2026, 3:00pm

Place: Ameri-Tech Office, 24701 US Hwy 19 North, Suite 102, Clearwater, 33763

MINUTES

1. Establish Quorum – Call to Order – *Susan Ables called the meeting to order at 3:19pm with Ray Apple, Richard Clemens, Arthur Popena, Rick Mciver, and Francisco Fuentes present to form a quorum.*
2. Proof of Notice – *Notice was posted 4/10/2026*
3. Disposal of Minutes – *Ray motioned to waive, Rick 2nd, motion passed.*
4. Officer's Reports – *Susan gave the financial report noting 138k in the operating account with 517k in the SIRS Reserves and 52k in the non-SIRS Reserves.*
5. Old Business - None
6. New Business
 - a. Re-seat Officers – VP, Secretary, Director – *Ray motion to remove Francisco from VP and seat Richard Clemens as VP, Francisco seat as Director, Rick 2nd, passed with 4 to 1 Francisco objection. It was noted "Board members serve at the pleasure of the board", meaning they can be removed from their position.*
 - b. Review Lobby Sealing Bids & Approve – *Reviewed 4 bids for the interior and exterior lobby sealing work. Richard motion to approve the Munyan bid at \$27,453. Ray 2nd passed unanimously.*
 - c. Website Review – *Noted website is a great new resource and added benefit to the community they we should encourage owners to utilize.*
7. Open Quorum - None
8. Adjourn – *Rick motion to adjourn at 4:10pm*

Submitted by Susan Ables, Manger