



Seville Condo 11
Board of Directors Meeting
Tuesday, June 9, 2026, 4:00pm
Place: 2630 Pearce Dr 3rd Floor Lobby, Clearwater, 33764

MINUTES

1. Establish Quorum – Call to Order – *Susan Ables called the meeting to order at 4:25pm with Ray Apple, Richard Clemens, Arthur Popenda, Rick McIver & Francisco Fuentes present to form a quorum.*
2. Proof of Notice – *Susan Posted in lobby Friday 6/5/2026.*
3. Disposal of Minutes 4-13-2026 – *Francisco motion, Richard 2nd, passed unanimously.*
4. Officer's Reports – *Susan gave the Financial Report, distributed 2015 Budget letter establishing first time Reserves for building.*
5. Old Business – *None.*
6. New Business
 - a. Review & Approve Waste line Cleaning Proposals – *Francisco motion, Ray 2nd, passed 4 to 1, Rick abstained.*
 - b. Review & Approve Engineering Balcony Proposals
 - i. Balcony Repairs & Exterior Building Paint – *Francisco motion to approve d Elevated Engineering, Rick 2nd, passed unanimously.*
 - c. Interior Lobby Wall Replacements & Paint – *Rick motion to approve Tampa Bay Remodeling quote, Francisco 2nd, passed unanimously.*
 - d. Unit Wellness Inspection – Toilets, Water Heaters, HVAC -Rick motion for board to move forward with, Francisco 2nd, passed unanimously.
 - e. Ratify Landscape Contract – *Ray motion to approve Precise Property Maintenance contract, Francisco 2nd, passed unanimously.*
 - f. Ratify Cantize Hood Replacement – *Francisco motion to approve, Rick 2nd, passed unanimously.*
7. Open Quorum – Owners Questions Agenda Items – *Member's agree replace 1st floor lobby AC only.*
8. Adjourn - Richard motion to adjourn at 4:50pm, Rick 2nd.

Submitted by Susan Ables, Manger



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