

2026 Annual Budget Meeting
Wednesday, December 3, 2025 - 9:30 AM

Board members present: John Van Roden – 403 and Larry Ost - PH102. Via Zoom: Jim Klinke – 801, Barbara Kesman – 401 and Paul Suckow – 703.

Le Jardin Staff Present: Jamie Kennedy - Manager, and Michael Miller - Assistant Manager.

1. Certifying Quorum and Call to Order: Board President Jim Klinke certified the quorum of Directors and called the meeting to order at 9:30 AM (ET).

Owners present: Linda Nelson, Pete Hart, Joe Shearer and Diane Le Breck; Via Zoom: Dick Liddy, Tom Conforti, Charlie Shriver, Mary Hart, Dan Wolfe, Claire Hopkins and Charlie Olson

2. Roll call taken, quorum was met, and meeting was called to order.

3. Proof of Notice of meeting was posted on November 18, 2025. Additionally, copies were emailed and sent via regular mail or hand delivered to all owners by Jamie Kennedy.

4. Approval of the 2026 Budget: Jim presented a concise overview of the forthcoming elevator modernization project, consistent with the particulars discussed at the November 12th meeting. He articulated the rationale for replacement, citing the elevators' advanced age and recurrent equipment malfunctions, and delineated the subsequent procedural steps, including projected costs and the tentative special assessment schedule—with specific amounts and payment dates to be ratified at a subsequent board meeting. Jim then turned the discussion over to John Van Roden. John led the review of the budget packet, which included the 2026 Draft Budget Overview, Manager's Comments, and 2026 Reserve & SIRS Contribution. With no further discussion by the Board or the owners, a motion to approve the proposed 2026 budget as presented was made by John Van Roden and seconded by Larry Ost. The motion passed unanimously.

5. Old Business: None

6. New Business: Dan Wolfe (303) inquired if the Board is considering replacing the unit's hurricane shutters. He was advised this project is under active review by the Board and Management, with discussions slated for a future meeting once all information is gathered.

7. Adjournment: A motion to adjourn was made by John Van Roden and seconded by Paul Suckow. The meeting adjourned at 9:55 AM.

Prepared by: Jamie Kennedy

Approved at Board Meeting on: 3/26/2026

By: Lawrence Ost
Secretary