

Le Jardin Condominium Association, Inc.

**Board of Directors Meeting
Tuesday, March 4, 2025, 3:30 PM (ET)**

Board members present: Larry Ost- PH102, John Van Roden - 403, Jim Klinke – 801. Via Zoom Stuart Kline - 1902. Barbara Kesman – 401 was not present.

Le Jardin Staff Present: Laura Sjogren - General Manager, and Jamie Kennedy- Assistant Manager.

1. Certifying Quorum and Call to Order: Board President Stuart Kline certified the quorum of Directors and called the meeting to order at 3:30 PM (ET).

Homeowner's present: Linda Nelson, Paul Suckow, Pete Hart, Tom Conforti, Charlie Olson, Tom Smith, Charlie Shriver, Dallen Peterson, Colleen Campobasso, Catherine Deluce, Don Hutchings, .

On Zoom: Michael Bierlein, Robert Deluce, Sue Rabil, Ron Cianciola, Pat Cressy, Marsha Klinke, Raynelle Heidrick, Carol Wolfe, John Lowrey.

2. Proof of notice: The meeting notice was posted as well as emailed to all owners on February 28, 2025, by Laura Sjogren.

3. Approval of Minutes from the 11/12/24, 11/15/24, and 11/26/24 Board Meetings: A motion to approve the minutes was made by Larry Ost and seconded by John Van Roden. The motion passed unanimously.

4. Discussion and recommendation on the following:

a. Amount and timing of a special assessment for the Hurricane Milton related expenses.

Stuart Kline led the discussion with an overview of the assessment status worksheet, then gave a breakdown of the \$295,000 proposed special assessment to cover the remediation costs from the storm. The due date for the assessment was also discussed. The meeting was then turned over to John Van Roden for final comments. With no further discussion, a motion to put forth the resolution of a special assessment with a due date of April 15, 2025, was made by Jim Klinke and seconded by John Van Roden. The motion passed unanimously.

b. Rules & Guidelines for the new Pool and Spa area:

There was a lengthy discussion on establishing rules and guidelines for the new pool and spa areas. The decision was to hold off on determining whether any additional guidelines will be made based on the needs of the owners after use of the pool and spa.

5. Old Business: None

6. New Business: None

7. Adjournment: With no further business, a motion to adjourn was made by Larry Ost and seconded by Jim Klinke. The meeting was adjourned at 3:51 P.M.

Prepared by:



Approved at Board Meeting on:

MARCH 26, 2025

By:


Lawrence Ost Secretary