



CFW Board Meeting Minutes Jun 29, 2026.d

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1786 NW 124th Way
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MINUTES OF THE BOARD OF DIRECTORS MEETING**Board of Directors Meeting Minutes****June 29, 2026****I. CALL TO ORDER**

President Kirsy Espejo called the meeting to order at **6:47 p.m.**

II. ROLL CALL / ESTABLISHMENT OF QUORUM**Board Members Present:**

- Kirsy Espejo, President
- Marco Kazmierczak, Vice President
- Erika O'Bryant, Treasurer
- Patricia Jaquez, Secretary
- Brent Folks, Director

A quorum was established.

III. PROOF OF NOTICE

The Board confirmed that proper notice of the meeting and the proposed budget package were mailed to the membership and posted in accordance with the Association's governing documents and Florida Statutes.

IV. 2026–2027 PROPOSED BUDGET ADOPTION

The Board reviewed the proposed operating budget for the fiscal year beginning August 1, 2026.

The Treasurer and President reviewed the major components of the budget, including:

- No increase in quarterly homeowner assessments, which remain at **\$1,378 per unit**.
- Insurance renewal savings achieved through the Association's new insurance program.
- Continued savings resulting from the Association's transition to self-management.
- Funding allocated for common area pest control, gate maintenance, gym HVAC maintenance, rust prevention, and legal expenses associated with collections.
- Reserve contribution adjustments and clarification regarding reserve funding.
- An assessment collection allowance established to offset potential delinquent accounts while maintaining uninterrupted Association operations.



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Homeowners were provided an opportunity to comment on the proposed budget.

Following Board discussion, a motion was made, seconded, and **unanimously approved** to adopt the **2026–2027 Operating Budget**.