

THE CASTLE COUNCIL BOARD MEETING MINUTES

June 22, 2026

Call to order the meeting was called to order at 6:04 PM on June 22, 2026 in the Ameritech New Port Richey office by Anita Reich, President/Chairperson and Andrew George recorded the minutes. A quorum of directors was present and the meeting, having been duly convened, was ready to proceed with business.

Certify Quorum of the Board and membership

Anita, President/Chairman conducted a roll call. The following people were present.

- Anita Reich – President
- Jason Sharpless - Vice President
- Jody Pavlak – Secretary - Absent
- Ken Anderson – Treasurer
- Jon Snyder – Director via zoom

Proof of Notice of the meeting – notices was posted on the website, e-blast was sent and notification was hung in Sea Castle as required.

Read or waive minutes of the last members meeting

A motion was made by Jason and seconded by Jen to waive the reading of the minutes from the previous meeting. Unanimously approved

Reports

a) Treasurer report was read by Anita Reich

1. Bank account balances as of 05/31/2026

Operating funds	\$ 680,361.66
Reserve funds	<u>\$ 423,855.63</u>
Total funds	\$ 1,104,217.29

2. Actual vs Budget as of 05/31/2026

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Revenue (excluding Boat dock Income)	\$ 440,069.60	\$ 396,554.60	\$ 43,515.00
Expenses			
Operating Expenses	\$ 346,315.54	\$ 335,181.65	\$ -11,133.89
Non-SIRS Reserves	\$ 25,703.75	\$ 25,703.75	\$ 0.00
SIRS Reserves	\$ 35,669.20	\$ 35,669.20	\$ 0.00

3. <u>Delinquencies as of 05/31/26</u>	
Maintenance Fees 2025	\$ 9.29
Maintenance Fees 2026	\$ 7,165.77
Legal fees & interest 2023	\$ 253.88
Legal fees & interest 2025	\$ 100.00
Legal fees & Interest <u>2026</u>	\$ 543.90
Total delinquencies	\$ 8,072.84

Please note : From our rules & regulations page 7

17. Maintenance payments

Monthly maintenance fees are due and payable on the first of the month. Delinquent fees will incur a late fee and interest in the amount of 10% per year, after 10 days past due. Failure to pay assessments within 30 days of the due date will result in legal action as provided in the Governing Documents and the State Law.

A motion was made by Jason and seconded by Ken to accept the Treasurers report as. Unanimously approved

Reports

- A.) Boat Dock Committee – no report
- B.) Events Committee – Independence Day will be celebrated poolside 7/5/26 at noon. Notice will be posted and e-blasted

C.) Old Business

- After years of trying and providing proof, Ken was finally able to get the Property Appraiser’s website corrected to read Reinforced Concrete for Sea Castle’s roof structure. This should prevent excess insurance charges if we are ever forced to use Citizen’s again. Great job Ken!
- The process to control the 15% rental cap was amended at the 4/28/25 board meeting (see BOD minutes). The rules & regulations will be updated to reflect the change.
- Paul Davis is scheduled to begin spraying a 3 inch foam layer and painting the ceiling of the underbuilding garages 6/29/26 – 7/10/26.

- During Duke Energy's upgrade one of their subcontractors damaged our irrigation system. The irrigation system has been repaired and we have filed a claim with their insurance carrier.
- As budget season is quickly creeping up Ameritech has been asked to get quotes to resurface and paint underbuilding parking spots. We will also discuss pros & cons of doing the work using in house staff and volunteers.

New Business

- Pye Barker came to Sea Castle 5/20/26 to discuss the fire pump options they presented in their quote. All present agreed that the diesel engine is the way to proceed. Andrew was asked to get revised quotes from Piper and Skyway.

To date we have two quotes.

1. Pye Barker : \$166,255
2. Piper: \$170,825

Skyway has not presented a quote therefore we gather that their interest is low.

As this is a life and safety issue the board feels that we can no longer put this off and would like to sign a contract and get the pump on order.

Between reserves and cost saving we feel that quoted costs can be covered with existing funds

A motion was made by Ken and seconded by Jason to sign the contact with Pye Barker. Unanimously approved.

- Andrew has been negotiating with Waste Connection to refund money as they have not been providing us with the proper size dumpsters (2 x 3 yards). As a result of these discussions Waste Connection presented us with a new contract with an anticipated savings of \$300 per month. The contract includes two 3 yard dumpsters and 5 x per week pickup (Mon, Tues, Thurs, Fri & Sat.)
- Jason suggested that we create a hurricane/storm team to prep the building and try to prevent flooding and damage to common property. We will post a signup sheet on the office window. Alternatively, you can email us that you are interested in joining the team.

General Comments

We recently had a group of young adults jumping off the gazebo roof into the canal and pool. If you see trespassers, please call the Sheriff's non-emergency number 727-847-8102 and report it. The Sea Castle

has a no trespassing order on file. While some of us probably did similar things in our youth we need to protect ourselves from potential law suits.

New GFI's in the laundry rooms are more sensitive than in the past, If a washer or dryer stops please check the breakers prior to reporting there is a problem. It costs us \$60 each time we bring in the repair man to find it was a breaker.

Please do not leave cardboard boxes in the laundry rooms. It is the resident's responsibility to break down their boxes and place them in the dumpsters on either the east or west end on the ground floor.

Owners are ultimately responsible for the actions of their guests and renters. Please make sure they are familiar with our rules and regulations. Kindly have all guests read the pool rules posted near the pool lady's room. Note there are no floats allowed in the pool, no glass and no jumping or hanging on the pool rope dividing the deep and shallow water.

Please do not interrupt Shawn during work hours. Each time he stops work to chat it costs us all money and the work gets backlogged. Residents should notify Andrew if they need any maintenance work. Please email your request to andrewg@ameritechmail.com.

Adjournment

There being no further business to come before the meeting, a motion to adjourn was made by Ken and seconded by Jon. Unanimously approved .

The meeting was adjourned at 6:37 PM

Minutes submitted by: Andrew George

Footnote: During discussion on the fire pump an owner asked if we could use a natural gas fire pump. After the meeting we reached out to Pye Barker and was advised that they are prohibited in Pasco County under NFPA 20 guidelines. Spark-ignited internal combustion engines (like gasoline or natural gas) for stationary fire pumps are strictly prohibited.