

Pepper tree Lake Condos HOA Meeting February 2026

Call to order: 6:01pm

Financial Report:

As of the end of January:

Operating Funds: \$49418.34

Reserve Funds: \$277694.84

Under budget on Insurance (until renewal)

Balconies And electrical repairs pushed over budget on General Maintenance and Repairs

One owner in Collections

Manager's Report:

Balconies repaired - \$19000 Pausing on repairs

Landscape Company:

Current company contract expired

Contract says it may renew for another year if a 30 day notice of termination was not given before end of contract

Funds:

Income taxes due

Florida Statute requires an audit every other year, was not done in 2025. Required this year.

Motion approved to move forward with audit.

Flood Claim Update:

Reach out to Marlon to get keys.

Velocity contacted about removal of trailer.

Smoke alarms in 1801 were going off.

Need certificates of Mold

Boarded up window on Building 24? - Owned by Cindy

Pool furniture:

Have no useable furniture

Sail?

How much furniture, what type, material, etc?

Tim agreed to look into furniture prices

Open:

Send email to community: to remove personal items (l.e. umbrella) from pool area.

Check Photocell behind building 20.

Shutters missing on Building 19 Downstairs. Jerry?

Green growing on 16? Pressure washing.

Last painted around 2014. Need paint quotes.

Change colors? May cost more.

Vote for new colors?

Working on WiFi for clubhouse

Contact St. Pete Solid Waste

Adjournment: 6:55pm