

MORNINGSIDE EAST III HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS & ANNUAL MEETING WITH ELECTIONS

Date: December 8, 2025

Time: 5:00 PM

Location:

Ameri-Tech

24701 US Hwy 19 N, Suite 102

Clearwater, FL 33763

I. CALL TO ORDER

The meeting was called to order at 5:14 PM.

II. ESTABLISHMENT OF QUORUM

A full quorum was established.

III. ATTENDANCE (All Present in Person)

Mary Bassolino – President

Andy Ayo – Treasurer

Elena Jacobsen – Secretary

Mohammed Al-Qasem – Vice President

Salwa Gergis – Director

Marcio Silvera – Unit H39

Anthony Bassolino

IV. BUDGET REVIEW

The Association's reserves are fully funded. HOA dues will remain unchanged for 2026, with no fee increase.

Motion: To approve the proposed 2026 budget.

Result: Approved unanimously.

Motion to adjourn the budget portion of the meeting at 6:02 PM

Motion made by Mary Bassolino

Seconded by Andy Ayo

Motion carried

V. ANNUAL MEETING

The Annual Meeting was called to order at 6:02 PM.

The proposed budget was mailed to all homeowners.

A quorum of the membership was present with 86 members represented by proxy and in person.

Motion: To waive the reading of the prior meeting minutes and approve them as presented.

Result: Motion carried.

VI. ELECTION OF DIRECTORS

Three (3) applications were received:

Mary Bassolino

Andy Ayo

Elena Jacobsen

There are four (4) vacant board seats remaining.

No other members submitted intent to run for the board. Any member wishing to be considered for a board position must submit an application prior to the next board meeting.

VII. NEW BUSINESS

Discussion regarding tenant issues.

Mohammed Al-Qasem made a motion to reimburse \$150.00 for repairs related to roots under Building H.

VIII. ADJOURNMENT OF ANNUAL MEETING

The Annual Meeting was adjourned at 6:21 PM.

ORGANIZATIONAL MEETING

Call to Order: 6:21 PM

Motions Passed:

To appoint Mary Bassolino as President

To appoint Andy Ayo as Treasurer

To appoint Elena Jacobsen as Secretary

The remaining board seats will be filled at the next Board Meeting.

Motion to Adjourn: 6:23 PM

Motion carried.

CERTIFICATION

These minutes are a true and accurate record of the proceedings of the
Morningside East III Homeowners Association, Inc.

Elena Jacobsen, Secretary

Date: December 8, 2025