

Morning Side East III Condominium Association

Board of Directors Meeting Minutes

Date: March 16, 2026

Time: 11:00 AM

Location: 24701 US Highway 19 North, Suite 102, Clearwater, Florida 33763

Virtual Access: Zoom

1. Call to Order

The meeting of the Board of Directors of Morning Side East III Condominium Association was called to order at **11:28 AM** by **Andy Ayo**.

2. Establishment of Quorum

Board Members Present:

Mary Bassolino – President

Andy Ayo – Treasurer

Elena Jacobsen – Secretary

A quorum was established.

Also Present:

Mohammed Al-Qasem – Candidate for Board of Directors

Salwa Gergis – Candidate for Board of Directors

Tony Bassolino

Ronny Dunner, LCAM – Property Manager

3. Approval of Minutes from Previous Meeting

The Board reviewed the minutes from the previous Board meeting.

Motion made by **Mary Bassolino** and seconded by **Elena Jacobsen** to approve the minutes as presented.

Vote: All in favor. The motion passed.

4. Financial Report

The Financial Report was presented and reviewed.

Discussion included the Association's financial status, delinquent accounts, and enforcement procedures.

No formal action was taken.

5. Manager's Report

The Manager's Report was presented by **Ronny Dunner, LCAM**.

Items discussed included general property management updates, tree trimming, office window repair, and other operational matters affecting the Association.

No formal action was taken.

6. New Business

a. Appointment of Directors to Fill Vacant Board Seats

The Board discussed filling two vacant positions on the Board of Directors.

Motion made by **Mary Bassolino** and seconded by **Andy Ayo** to appoint **Mohammed Al-Qasem** to fill a vacant seat on the Board of Directors.

Vote: All in favor. The motion passed.

Mohammed Al-Qasem accepted the appointment and joined the Board of Directors.

Motion made by **Mary Bassolino** and seconded by **Andy Ayo** to appoint **Salwa Gergis** to fill a vacant seat on the Board of Directors.

Vote: All in favor. The motion passed.

Salwa Gergis accepted the appointment and joined the Board of Directors.

Following these appointments, the Board of Directors consists of five (5) members.

Motion made by **Andy Ayo** and seconded by **Mary Bassolino** to appoint **Mohammed Al-Qasem** as Vice President of the Board of Directors.

Vote: All in favor. The motion passed.

Mohammed Al-Qasem was appointed Vice President of the Board of Directors.

The Board of Directors now consists of:

Mary Bassolino – President
Mohammed Al-Qasem – Vice President
Andy Ayo – Treasurer
Elena Jacobsen – Secretary
Salwa Gergis – Director

b. Review Roof Replacement Bids

The Board reviewed roof replacement bids for the Association.

Discussion occurred regarding the proposals submitted.

No formal action was taken.

c. Units with Problem Tenants

The Board discussed units experiencing tenant-related issues.

Discussion included enforcement options and potential legal action if necessary.

No formal action was taken.

7. Member Comments and Concerns

Members present were given the opportunity to speak.

Comments and concerns were discussed.

8. Adjournment

There being no further business, the meeting was adjourned at **12:40 PM**.

Motion to adjourn made by **Andy Ayo** and seconded by **Mary Bassolino**.

Vote: All in favor. The motion passed.

Respectfully Submitted,

Elena Jacobsen
Secretary
Morning Side East III Condominium Association

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