

**Vistas Homeowners' of Seabrooke, Inc.**  
**Board of Directors Meeting and Approval of 2024 Budget**  
**December 6, 2023**

**ROLL CALL:** Present: Aggie Palsha, Abdul Rasheedi, Heidi Davis, Doug Berry  
Cub Culbertson, Karen Hodges and Dipak Nadkarni  
Also Present: Sue Marino: Monarch Association Management, Inc.

Proof of Budget Mailing Notice was provided and notice of the meeting was properly posted. Therefore, the Meeting was called to order at 7:00 PM by President Aggie Palsha, in the Conference Room of the Tyler Retail Systems, 4625 East Bay Drive - #201, Clearwater, FL 33764.

**Minutes of Meeting from December 14, 2022:**

***Motion made by Heidi, seconded by Karen to approve the Minutes of December, 2022 with correction and March 12, 2023 as written.***  
***Motion carried unanimously.***

**Old Business:**

**Proposed 2024 Budget:** Board reviewed the 2024 Proposed Budget Line Items. Following discussion:

***Motion made by Doug, seconded by Dipak to approve the 2024 Annual Budget, with no increase at \$12,870.25, based on \$195/per Unit.***  
***Motion carried unanimously.***

**Christmas Lights:** Heidi mentioned that a timeline for holiday lighting was tabled and with the 2023 season coming on a policy needs to be established. Board agreed that holiday lighting will be allowed November 15 through January 15. After that time any holiday lights that are still displayed will receive a letter to remove.

Sign lighting was also discussed. Abdul has looked at the lighting and will be making some repairs.

**New Business**

**2024 Annual Meeting:** Following discussion: The Board agreed to setting the Annual Meeting date March 30, 2024 at 7 PM. Aggie will check her records for those Directors whose term will be expiring

**Adjournment:** Motion to adjourn by Doug, seconded by Dipak to adjourned at 8:10 PM.