

July 8, 2026 Minutes of Board of Directors
Westwinds of Treasure Island Condominium Association

Meeting was scheduled for 6:00 PM.

Location: Ameritech Community Management Assoc 6415 1st Ave S, St Petersburg, FL 33707 and via zoom

Board members present: David White, LeeAnn Malmin, Steve Klobe, Tom Ribbe

Absent: Cathy Davidson

Establish Quorum: 4 Board Members

Others Present: Diane Kinn, Pamela Buttery, Tom Gregory, Kevin Ryan, Chuck Radliff, Kyle Hollister, John Morrison, James Myrthil

Call to Order 6:04 by James Myrthil

Approval of Previous meeting minutes: Reading of minutes was waived and motion to approve by LeeAnn Malmin seconded by Dave White. Minutes approved unanimously

Sale/Lease Applications: Motion to approve sale application for unit 107 was made by Tom Ribble second by LeeAnn Malmin and unanimously approved.

Janitorial Service Contract: Discussion of proposals for janitorial service issues with current provider. Salty Breeze Cleaning and Maintenance proposal to provide cleaning and handyman services was recommended at \$2,700/month. Dave White made motion to approve seconded by Steve Klobe. Motion was approved with Lee Ann Malmin abstaining.

Landscaping Contract: Motion to remain with current vendor KTML was made by Dave White seconded by Tom Ribble and approved unanimously.

Pool Service Contract: Motion to retain current vendor Pools by Steve was made by Dave White seconded by Steve Klobe approved unanimously.

Exterior Lighting: Discussion to replace exterior hall and unit lights and unit numbers, item was tabled due to requirement of vote by unit owners.

Replacement of Luggage Carts: Motion to purchase two luggage carts at cost of \$950 made by Dave White seconded by Steve Klobe and approved unanimously.

Old Business

- **Rules and Regulations:** Draft of Rules and Regulations was reviewed by Dave White and will be sent to HOA attorney for review. Motion to approve pending attorney review was made by Dave White seconded by Steve Klobe and approved unanimously.
- **Emotional Support Animals:** Discussed details of new law related to emotional support animals. Attorney to provide guidance when guests request bringing ESAs.

- **Electronic Sign:** Ameritech to send notice to owner of Unit 103 to request removal of non-functioning electronic sign.

Homeowner Comments: Kyle Hollister asked about status Phase 2 study, Dave White indicated work to be completed soon. Pam Buttery asked about north elevator, work is complete and elevator is in service.

Motion to adjourn at 7:23 by Dave White seconded by Tom Ribble and approved unanimously.

- **Meeting adjourned**