



Roney Palace Condominium Association, Inc.

Board Meeting Minutes – September 30th, 2025

Board Members:	Lynn Nunes	-	President
	Andres Lizarralde	-	Vice-President
	Carlos Hernandez	-	Secretary
Management Team:	Ann Keenan	-	General Manager
	Ana Paz Plane	-	Assistant General Manager
Marquis Management:	Windy Lawson	-	Regional Director

Also present at the meeting were several unit owners through Zoom, see zoom participant list as well as owner roster for the owners that were present in person.

The meeting was held on Tuesday, September 30th, 2025, at 10:12 AM at the Roney Palace Condominium Association Management office via Zoom.

- I. **Call Meeting to order by the President.** The meeting was called to order at approximately 10:12 am by Lynn Nunes.
- II. **Roll call and determination of quorum:** Board President Lynn Nunes, present via zoom. Vice President Andres Lizarralde, present via zoom. Board Secretary Carlos Hernandez, present via zoom. A quorum of the Board of directors was established.
- III. **Proof of notice of the meeting:** Notice was posted on Monday September 15th and sent via email and mail, at least 14 days in advance of the meeting as required by Florida Statute.
- IV. **Waiver of Reading and Approval of previous meeting minutes** – A motion was made by Lynn Nunes, Board President, to waive the reading and approval of minutes on the meeting of March 4th and the June 25th, 2025, annual meeting and election minutes. Seconded by Andres Lizarralde, Vice President.
- V. **Discussion and vote by Directors on adopting a proposed amendment to the Association's Rules & Regulations.** – Board President Lynn Nunes explained the proposed amendment to extend the use of guest cards from 14 days to 29 days as well as the increase in fee to \$50 after the 20 free cards was presented. A motion to adopt the amendment and the new fee was made by Lynn Nunes and seconded by Andres Lizarralde. The motion was approved unanimously (all in favor). A discussion followed among owners present and current board members.
- VI. **Discussion and vote by Directors to ratify the Loan Extension for a term of 36 months for \$1M Revolving Line of Credit with the Association's lender Popular Bank.** – Board president Lynn Nunes made a motion to approve, Andres Lizarralde Second. Vote: Approved unanimously (all in favor).

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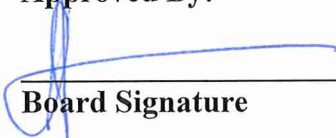
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- VII. **Discussion and vote by Directors to establish and appoint members to the Fining/Grievance Committee as required by Fla. Stat. § 718.303(3).** – Board president Lynn Nunes noted the importance of establishing a Finance Committee, describing it as a significant step forward. Lynn Nunes made a motion to approve Andres Lizarralde seconded Approved unanimously (all in favor). Discussion took place amongst owners present and current board members
- VIII. **Discussion and vote by Directors to approve implementing electronic voting for future membership meetings, including approval of a resolution and vendor selection process.** – Board president Lynn Nunes made a motion to approve electronic voting, Andres Lizarralde seconded. Approved unanimously (all in favor). Discussion took place amongst owners present and current board members
- IX. **Discussion and overview of possible amendments to the Declaration of Condominium as it relates to the combination of units.** – Association Council Jose Torres reviewed county requirements and available options regarding the combination of units. A discussion followed among owners present and current board members.
- X. **Open Forum:** The floor was opened for discussion amongst owners present. Questions and concerns were raised by members and answered by the BOD and/or management present.
- XI. **Adjournment:** A motion was made to adjourn the meeting at 11:50 am.

Motion by: Lynn Nunes
Seconded by: Carlos Hernnadez
Status: Approved (all in favor)

Respectfully submitted,
Ann Keenan, LCAM

Approved By:


Board Signature

10/07/2025
Date

Andres Lizarralde
Print Name

Vice President.
Title

These draft minutes are subject to review and approval at the next meeting of the Board of Directors.