

**The Renegade Condominium Association, Inc.**  
**C/O Total Professional Association Management, Inc.**  
327 Office Plaza Drive, Tallahassee, FL 32301  
850-583-1173

**Annual Member / Board Meeting Minutes**  
**11/11/23**

<b>Board Members Present</b>	Patrick Kunkel & William "Tracy" Hester
<b>Unit Owners Present</b>	Dale Adams, Carmel Buchanan, Bucky Buchanan, Randy Clevenger, Pat Kunkel, Jill Hester, Tracy Hester, Richard Tombrink, Tom and Jane Weis, and Clyde Turner.
<b>Management Present</b>	Rhonda Carpenter, Mary Jackson & Michael Murray with TPAM
<b>Meeting Notification</b>	The meeting was duly posted in accordance with Florida Statutes. Meeting was conducted onsite and via Google Meet: <a href="https://meet.google.com/epd-nhoy-oex">meet.google.com/epd-nhoy-oex</a> or +1 401-426-4141 PIN: 733 753 891#
<b>Establishment of Quorum/Call to Order</b>	There was no quorum of the members therefore no board member election took place. However, an update to the community was given at 9:03 a.m.
<b>Approval of Previous Meeting Minutes</b>	NA
<b>Financial</b>	The current financials status of the community was reviewed. Currently holding \$32k in the checking account for operational costs. There is \$186k in the Special Assessment account for the building restorations. The receivables are \$64k. There will be a continued push to lower the delinquency total.
<b>Community Update</b>	<p>With no quorum and no new interested parties, the board members will remain the same for the 2024 year. There was zero objection to this.</p> <p>Questions about the building rehab were asked and answered. Everyone is pleased with the results thus far.</p>

**The Renegade Condominium Association, Inc.**  
**C/O Total Professional Association Management, Inc.**  
 327 Office Plaza Drive, Tallahassee, FL 32301  
 850-583-1173

	<p>There are concerns with the age of the plumbing in the complex. We have had many costly repairs.</p> <p>There were concerns on the front fence and people would like that replaced. This will be addressed after the building is completed and the community reassessed as to which project(s) we take on next.</p>
<b>Next Meeting</b>	Organizational Board Meeting following this meeting
<b>Adjournment</b>	The community update ended at 9:34 a.m.
<b>ORGANIZATIONAL BOARD MEETING</b>	With 2/3 Board Members Present the meeting was called to order at 9:36 a.m.
<b>Board Members Present</b>	Patrick Kunkel & William "Tracy" Hester
<b>Approval of Previous Meeting Minutes</b>	Minutes from October's member meeting was reviewed, and a motion was made by Tracy H. to accept the minutes, second by Pat K., motion passed.
<b>2024 Budget</b>	The 2024 budget was reviewed, and a motion was made by Pat Kunkel to approve the budget as submitted, second by Tracy Hester, motion passed. The Association fees will be \$225 per month (\$2700 a year) per unit.
<b>Election of Officers</b>	<p>A motion was made by Pat Kunkel to keep the same slate of Officers as the current year, second by Tracy Hester, motion passed.</p> <p>William "Tracy" Hester- President          Patrick Kunkel- Treasurer          Rebecca Granato- Secretary</p>
<b>Adjournment</b>	With no further business a motion was made by Tracy H. to adjourn the meeting, second by Pat K., meeting adjourned at 9:40 A.M.