

**SOUTHEASTER, INC.**  
**MINUTES OF THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS**  
**NOVEMBER 9, 2024**

An Organizational meeting of the Board of Directors of Southeaster, Inc. was held on Saturday, November 9, 2024, immediately following the Annual Membership Meeting in the recreation room of the Southeaster Condominium, 4841 Saxon Drive, New Smyrna Beach, Florida. Notice of the meeting was duly posted on the Association property and sent to all owners of record at least fourteen (14) days in advance.

Skip Jewett, President called the meeting to order at 10:05. A quorum of the board was established with the following Board Members attending in person or via telephone: Skip Jewett, Linda Breum, Rob Schwarz, Jerry Rauterkus, Steve Howard, Keith Ellis, Blake Thomas, Frank Melton and Eric Miller.

Steve Howard moved to nominate Skip Jewett for president which motion was seconded and unanimously approved. Steve Howard moved to appoint Linda Breum for Vice President which motion was seconded and unanimously approved Keith Ellis moved to appoint Rob Schwarz for treasurer which motion was seconded and unanimously approved Steve Howard moved to appoint Keith Ellis for Secretary which motion was seconded and unanimously approved. The board of directors and their positions and terms are as follows:

		Term Expires
President	Skip Jewett	2025
Vice-President	Linda Breum	2026
Secretary	Keith Ellis	2026
Treasurer	Rob Schwarz	2025
Director	Frank Melton	2025
Director	Jerry Rauterkus	2025
Director	Steve Howard	2026
Director	Frank Melton	2025
Director	Blake Thomas	2026

Skip Jewett appointed the following committee chair persons:

Landscape	Keith Ellis
Budget	Rob Schwarz
Architectural Review	Blake Thomas
Insurance	Luann Fanelli

**Annual Meeting Schedule**

***Board of Directors Meetings***

February 8, 2025

May 24, 2025

August 30, 2025

***Annual Owners Meeting***

November 8, 2025

All Board of Director's meetings will be held at 9:00 a.m. in the recreation room. The Annual Meeting will be held immediately following the 11-08-25 Board of Director's meeting.

Linda Breum moved to adjourn the meeting which motion was seconded and unanimously approved. The meeting was adjourned 10:10.

Frank Melton, Secretary  
Southeaster, Inc.