

**SOUTHEASTER, INC.**  
**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**  
**NOVEMBER 4, 2023**

The Southeaster, Inc. held a Board of Directors meeting on Saturday November 4, 2023, 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. A quorum of the board was established and Skip Jewett, President called the meeting to order at 9:00 a.m. Directors present were Skip Jewett, President; Linda Breum, Vice-President, Diane Vinson, Secretary and Keith Ellis, Director. Steve Howard, Director; Tom Smith, Director; Mark Chase, Treasurer; Blake Thomas, Director and Frank Melton, Director was present via conference call.

Linda Breum moved to approve the minutes of the September 2, 2023, Board of Directors meeting which motion was seconded and unanimously approved.

Steve Howard moved to approve the 2024 fully funded statutory budget which motion was seconded and unanimously approved.

Tom Smith moved to approve a special assessment due from all owners of record on January 1, 2024, for the purpose of covering the 2023 budget shortfall due to unexpected hurricane damage repairs, cable railing, pool fencing and unexpected building maintenance and concrete repairs which motion was seconded and unanimously approved.

Mark Chase moved to put the issue of selling the association owned unit C202 to a vote of the owners and to establish the details of the sale at the next board of directors meeting. There was no second motion so therefore the motion failed.

Frank Melton moved to have the board vote whether to put the issue of selling C202 to a vote of the owners which motion was seconded by Steve Howard. The vote was taken with Skip Jewett voting no, Linda Breum voting yes, Frank Melton voting no, Tom Smith voting no, Blake Thomas voting no, Mark Chase voting yes, Steve Howard voting no, Keith Ellis voting no and Diane Vinson voting no. The motion fails with two yes and seven no.

Blake Thomas moved to adjourn, which motion was seconded and unanimously approved. The meeting was adjourned at 9:37 a.m.

Diane Vinson  
Secretary, Southeaster, Inc.