

NEPTUNE GARDENS CONDOMINIUM ASSOCIATION, INC.
3914 W. Neptune St., Tampa, FL, USA
Mailing Address- Blue Sun Realty, 1404 W Granfield Ave, Plant
City, FL 33563

Minutes of Quarterly Meeting on July 28, 2025

The Board of Directors held its Quarterly Meeting by telephone conference call on Dec. 30, 2024

Owners were able to attend by dialing - 508-924-3979. Directors Ron Page and Hugh Macfarlane were in attendance. Brandon Buck, Director, had a scheduling conflict and did not attend. Other owners were not present on the call. The meeting was called to order at 10:01 AM by Ron Page.

Old Business

1. Our quarterly meeting was rescheduled from June 30, 2025 to July 28, 2025 due to a scheduling conflict. Notice of the new meeting was posted on Bulletin Board on June 28, and updated on our web site.
2. Our web site also updated our mailing address for our monthly HOA fees of \$220 to Tina Trussell, Blue Sun Realty, 1404 W Granfield Ave, Plant City, FL 33563

New Business

1. Ron was able to lower our insurance rates by changing vendors from \$27,500 in 2024 to \$24,200 in 2025, a decrease of 12%. There are not many condos in FL that can make that claim. Also, due to Ron's efforts, the C.O.T. finally admitted a billing error due to a faulty meter.

Financial Overview for the first 6 months:

Checking Account Balance on 12/31/24 - \$49,868.82

Checking Account Balance on 6/30/25 - \$40,388.81

6 Month Budget Revenues and Expenditures

	Budget.	Actuals.
HOA Fees.	\$39,600.	\$38,280
Major Expenditures		
Insurance	\$31,000.	\$24,200
C.O.T. Water.	\$12,000.	\$15,800
Parking Lot.	\$4,500.	\$4,500
Water Line Repair.	\$1,000.	\$1,050
Landscaping.	\$3000.	\$2,900
Electric.	\$400.	\$250
Misc. Items not included	_____.	_____
	\$51,900.	\$48,700

Our next quarterly meeting is scheduled for Dec. 1, 2025 (Monday) at 10:00 AM.

Ron Page closed the meeting at 10:15 AM