

**PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.  
SPECIAL ASSESSMENT / BOARD OF DIRECTORS' MEETING  
MARCH 24, 2025**

A Special Assessment / Board of Directors Meeting of the Piper Dunes North Condominium Association, Inc. (PDN) was held on this date in the Amelia Island Management Conference Room, 5440 First Coast Highway, Amelia Island, Florida in person and via Zoom.

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**BOARD MEMBERS PRESENT**

Crawford Ward, President  
Bill Smiley, Vice President  
Bob Hughes, Treasurer  
John Madden, Secretary  
Mark Kuenning, Director

**AMELIA ISLAND MANAGEMENT**

Michael Shumrak, CAM  
Nick Lambiase, Jr., Director

**OWNERS PRESENT**

On file at Amelia Island Management

**DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE**

Notice of the meeting was emailed to the Board and all property owners on November 5, 2024, and posted on property which is in accordance with the Documents of the Association. There were five (5) Board members present representing a quorum.

**CALL TO ORDER**

President Ward called the meeting to order at 9:30a.m.

**APPROVAL OF BOARD MEETING MINUTES – February 17, 2025**

**Mark Kuenning moved to approve the draft minutes from the February 17, 2025, Board of Directors meeting; Bob Hughes seconded, and the motion passed unanimously.**

**CONSIDERATION / VOTE ON SPECIAL ASSESSMENT**

Discussion ensued regarding the Special Assessment of \$1,092,000, to be billed in two (2) installments of \$19,500 and due on May 1 and June 1, 2025. These funds will be used to pay for the cost of the replacement of all the tile roofs, repairs to the west walls of the west garages, and replenishment of the operating fund and non-structural capital reserves.

**Bill Smiley moved to approve the Special Assessment of \$1,092,000, to be billed in two (2) installments of \$19,500 and due on May 1 and June 1, 2025. These funds will be used to pay for the cost of the replacement of all the tile roofs, repairs to the west walls of the west garages, and replenishment of the operating fund and non-structural capital reserves; Mark Kuenning seconded, and the motion passed unanimously.**

Discussion ensued regarding the 2024-2025 long term financial plan, the Association's decision for many years to not fully fund the reserves is why there is not enough money, and the required Structural fund and the general fund.

The Board determined that they should have another meeting to discuss the status of the elevators with Otis and possible other vendors.

## **ADJOURNMENT**

**There being no further business, Crawford Ward moved to adjourn the meeting at 9:48a.m.**

Respectively submitted,

*Crawford Ward*

President

CW/jk

APPROVED