

**PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APRIL 10, 2025**

A 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.

BOARD MEMBERS PRESENT

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

AMELIA ISLAND MANAGEMENT

Michael Shumrak, CAM
Jane Kalem, Executive Assistant
Nick Lambiase, Jr., Director

GUESTS

None

OWNERS PRESENT

On file at Amelia Island Management

DETERMINATION OF QUORUM AND CONFIRMATION OF MEETING NOTICE

The notice of the meeting was sent via email to the Board and all property owners on April 8, 2025, and posted on property which is in accordance with the Documents of the Association. There were five (5) Board members present, either in person or via ZOOM, which represented a quorum.

CALL TO ORDER

President Ward called the meeting to order at 2:00p.m., welcomed everyone to the meeting.

INSURANCE RENEWAL

Discussion ensued regarding the insurance renewal, what are the coverages, options that should be considered that could improve the cost, eliminating some coverages and reducing deductibles.

Shaun Wolessin with AJ Gallagher gave a big picture update on what's happening in the insurance marketplace and how that will be leveraged to create the best outcome for the Association.

The Board discussed having another meeting sometime during the last week of May or the first week of June to prioritize the final negotiations.

ADJOURNMENT

There being no further business, President Ward called to adjourn the meeting at 3:52p.m.

Respectively submitted,

Crawford Ward

President
CW/jk