

**NOTICE**  
**PIPER DUNES NORTH CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**

Dear Piper Dunes North Owner:

In accordance with the Association's Declaration of Condominium and Bylaws, you are advised a Board of Directors Meeting of Piper Dunes North Condominium Association, Inc. will be held:

**TUESDAY, SEPTEMBER 16, 2025 – 1:30P.M.**  
**AMELIA ISLAND MANAGEMENT**  
**5440 FIRST COAST HWY.**  
**AMELIA ISLAND FL 32034**  
**Via ZOOM**

[Join Zoom Meeting](#)

The agenda is as follows:

- I. Determination of Quorum and Call to Order
- II. Approval of Board Meeting Minutes – April 30, 2025
- III. Financial Review
  - A. Website Update
  - B. 2025 YTD Expenses vs. Budget
  - C. Operating / Capital Reserve / Structural and General / Special Project Fund Balances
  - D. 2026 Budget including Updated SIRS Report
  - E. Funding Requirements for Structural
- IV. Elevator Upgrade Discussion
- V. Review of Roof Project – Costs / Summary of Work
- VI. Rules and Regulations regarding
  - A. Pet Policy
  - B. Pool Lighting
- VII. West Garage Wall Repairs
- VIII. Adjournment

Respectfully submitted,



Nick Lambiase, Jr., CPM, LCAM  
Registered Agent  
NL/jk