

# UNION PARK MASTER HOMEOWNERS' ASSOCIATION, INC.

c/o Breeze

2161 East County Road 540A, #225, Lakeland Florida 33813

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## **MINUTES OF THE BUDGET MEETING OF THE BOARD OF DIRECTORS**

A Budget Meeting of the Board of Directors was held on Thursday, December 09, 2021, at 6:00 p.m. at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Pkwy., Wesley Chapel, FL., 33544.

The meeting was called to order at 6:02 p.m. by Mike Reed, Director Association Services. Mike Lawson and Lauren Parsons were present. Lori Price was present via Zoom. Vincent Pacifico absent. Lori Dann, Mike Reed, Angela Lynch, Michael Sakellarides were present from Breeze.

**PROOF OF NOTICE:** Proof of mailing of the meeting notice was presented to those present by Mike Reed.

**MINUTES:** Mike Lawson moved to approve the minutes as written. Seconded by Lauren Parsons. All in favor, motion carried.

**TREASURER'S REPORT:** Mike Reed gave the Treasurer's Report. Reviewed the financials from October 31, 2021. Lauren Parsons moved to approve financial report as stated. Seconded by Mike Lawson. All in favor, motion carried.

**UNFINISHED BUSINESS:** None at this time.

### **NEW BUSINESS:**

- a) **2021 Proposed Annual Budget:** Lori Dann Reviewed the 2022 proposed Budget and explained what the increase is from. Robert Smith spoke of the security with the CDD. The board of directors had no further questions. It was then opened to the homeowners for any questions on the proposed budget. All questions were answered. Mike Lawson moved to approve the 2022 budget as presented. Seconded by Lauren Parsons. All in favor. Motion carried.
- b) **Developer's annual election to deficit fund or assessments:** The board has elected to deficit fund.
- c) **Accountants Engagement Letter for 2021 taxes and year end work:** Mike Lawson moved to approve Mapoli to complete 2021-year end work and tax return. Seconded by Lauren Parsons. All in favor. Motion carried.
- d) **Other New Business:** None at this time.

**ADJOURNMENT:** Mike Lawson moved to adjourn at 6:17. Seconded by Lauren Parsons. All in favor. Motion carried.

Respectively Submitted,

Angela Lynch  
Community Director