

Anclote Reserve Homeowners Association, Inc.
Board of Directors Meeting Minutes

Date: January 15, 2026

Time: 6:01 PM

Roll Call:

Present: Ben Roddey, Ed Burga, Everett Butler, Justin Nikolich

Absent: Manny Arruda

Notice:

Notice of the meeting was posted in accordance with Florida Statutes.

Approval of Previous Minutes:

Approval of the previous meeting minutes was waived to the next meeting.

Director Reports:

- Ben Roddey: None
- Ed Burga: None
- Justin Nikolich: Treasurer's Report
- Everett Butler: None

Manager's Report:

Presented by Kim Morris.

Collection Policy:

Ben Roddey motioned, and Justin Nikolich seconded, to establish and verify a collection policy in accordance with recommendations. Everett Butler seconded. All were in favor.

Compliance Proposal from MPOA:

The Board received a letter from the MPOA regarding transferring enforcement to Anclote. The association attorney is reviewing a response, and information will be shared with the community once available.

Meeting Participation Policy:

Discussion was held regarding homeowner comment periods. Justin Nikolich motioned to strike homeowner comments at the end of meetings and allow them only at the beginning. Ben Roddey seconded. All were in favor. Ben will work with Kim on the policy.

Gate Damage Policy:

The Board discussed recent gate damages and the overage of costs in this category. Discussion included adding a time frame for homeowners to pay for damages and ensuring

inspections after each incident. Ben Roddey motioned to approve the gate policy; Everett Butler seconded. All were in favor.

Front Entrance – American Access Control:

Everett Butler motioned to approve quarterly maintenance at \$3,500, with a \$500 limit for repairs without prior authorization. Ed Burga seconded. All were in favor.

Additional Projects and Bids:

- The Board discussed obtaining bids for an additional camera, replacing fencing, adding pedestrian gates, and exploring access control options.
- Bids will also be obtained for pressure washing the aluminum gates, curbing, common areas, and mailboxes.
- It was noted that arms were added to the system, but the system itself was not changed out.

Adjournment:

Ed Burga motioned to adjourn at 6:48 PM; Ben Roddey seconded. All were in favor.

DRAFT