



# 2024 Annual Meeting

**Zoom Video Recording May 11, 2024**

[2024 EFBOA Annual Meeting Zoom Link](#)

Passcode: ?4ty3\*Px

## Roll Call from May 11, 2024 Annual Meeting

<b>CK</b>	Celia Kalousek (Host, me)			
<b>LR</b>	Lanny Roberts (Co-host)			
<b>C&amp;</b>	Cheryl & Dave McDaniel (Co-host)			
<b>CP</b>	Christine Petitto (Co-host)			
<b>JR</b>	Jon Roll (Co-host)			
<b>TA</b>	Tammy Ahles (Co-host)			
<b>ER</b>	Elissa Runyon			
<b>DR</b>	Dan Ristuccia			
<b>EL</b>	Elizabeth Lowe			
<b>GB</b>	Gerald Bechstein			
<b>JS</b>	James Swan			
<b>JM</b>	Jenn Manes			
<b>JN</b>	Joseph Nogueira			
<b>M2</b>	Meri's 2023 iPad Air			
<b>MM</b>	Michael Milne - Barefoot			
<b>MM</b>	Millie M's iPad (2)			
<b>RB</b>	Rob Brodie			
<b>TC</b>	Tammy Cummings			
<b>Jl</b>	James's iPhone			

# Zoom Chat from May 11, 2024 Annual Meeting

09:18:35 From Celia Kalousek to Everyone:

Good Morning! The meeting will start shortly!

09:44:48 From Celia Kalousek to Everyone:

Good Morning! I will admit all to the meeting at 9:55

10:06:02 From Dan r to Celia Kalousek(Direct Message):

Daniel Ristuccia

10:08:35 From iPhone to Celia Kalousek(Direct Message):

Rob Brodie

10:08:51 From Elizabeth's iPad (4) to Celia Kalousek(Direct Message):

Elizabeth Lowe

10:30:24 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

When will the ARC Report be distributed? It was not emailed

10:31:44 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

There has been ongoing construction without permits. How are these violations addressed?

10:32:46 From Celia Kalousek to Elizabeth Lowe(Direct Message):

jameswanstj@yahoo.com

10:35:26 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Why not explain the Board's claim against the Govt was dismissed without standing?

10:35:49 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Why has the Board failed to advise the owners that the lawsuit EFBOA filed against the Government was dismissed because EFBOA had no standing, and it was unnecessary, as IRF was dealing with the issue?

10:35:58 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Why has the Board failed to advise the owners of the total cost to EFBOA of the decision to file an unnecessary and duplicative lawsuit over the IRF wetlands property taxes?

10:36:46 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

What was the total cost to the HOA and have all Raf's invoices been paid?

10:37:37 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Why has the Board refused to post a copy of the Court's Temporary Restraining Order prohibiting the current and former Board members from continuing to pay their legal fees for defense of the "complaint" out of EFBOA funds because it was a violation of the EFBOA Articles?

10:37:47 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Does the Board not trust the members to be able to read the order and reach their own conclusions?

10:40:46 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

The IRF's attorney did not want EFBOA to join their IRF claim and said so. The Board had no standing to make a claim

10:42:09 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

If the EFBOA claim against the government so worthwhile, why not pay Raf?

10:43:34 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

The EFBOA articles are clear as to spending HOA funds in regard to this claim. That is the reason for the TRO

10:44:43 From Cheryl & Dave McDaniel to Everyone:

I also suggest we cannot try the case since it is active between defendants and plaintiff

10:47:10 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

Pursuant to the Articles the election comes at the end of the annual meeting, Why does the Board ignore this procedure?

10:48:03 From Celia Kalousek to Michael Milne - Barefoot(Direct Message):

This is the end of the meeting - right before new business

10:52:24 From Michael Milne - Barefoot to Celia Kalousek(Direct Message):

The lack of two way communication and respect by the Board is why less and less people participate in these meetings. Half of the attendees are the Board

10:52:38 From Tammy Cummings to Celia Kalousek(Direct Message):

I want to give kudos to Alex and Cheryl for all of their hard work in organizing EFBOA.

10:53:04 From Tammy Cummings to Celia Kalousek(Direct Message):

Alex has done a tremendous job in passing out communication.

10:55:17 From Tammy Cummings to Celia Kalousek(Direct Message):

Thank you to all the board members for doing a fantastic job as volunteers.