

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF
GARDEN WALK CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT**

ANNUAL MEMBERSHIP MEETING
Zoom and Garden Walk Clubhouse, January 8, 2026, 6:30pm

The meeting of the Board of Directors of Garden Walk Condominium Association, Inc., a Florida Corporation Not for Profit, was held at the Garden Walk Condominium Association Clubhouse on January 8, 2026, at 06:30 PM.

The meeting was called to order at 6:32PM. Yevgeniy Shurakov, President, chaired the meeting. James Ro, Sunvast Properties, Inc. kept the record of the meeting.

The Secretary announced that notice of the meeting was properly made to all parties and notice was properly posted on the Association grounds in advance of the meeting. The Directors present at the meeting were:

Marcus Vicente, Secretary
Yevgeniy Shurakov, President
Greg Anderson, Treasurer

New Business

- Election of New Board: Total 41 voted. Greg Anderson was elected as new board member

Take a break as we did not have quorum: Meeting take a break at 7:03 pm.

**Continuation of Annual Membership Meeting
February 18, 2026, 6pm, Clubhouse**

Gene reconvenes the meeting at 6:04pm

Quorum met. Total 64 attended by Proxy or in person

- 1) I approve waiving the financial reporting requirement and for preparation of a lower level of financial reports, as set forth in Section 718.111 (13), Florida Statutes for the fiscal year 2025.

___40___ YES, FOR ___25___ NO, AGAINST

- 2) I approve the adoption of Resolution IRS-70-604 which states that any excess of Membership income over membership expenses for the tax year ended 2025, shall be applied against the succeeding tax years member assessments.

___65___ YES, FOR _____ NO, AGAINST

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- 3) I approve the cross utilization of reserve line-item funds and operating items to use funds for additional deferred maintenance expenses, emergency, insurance payment or replacement costs per 718.112 (2) of the Florida Statutes for the fiscal year 2026.

**WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF
EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF
UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

___59___ YES, FOR ___6___ NO, AGAINST

All passed

Gene made a motion to adjourned the meeting at 6:00pm. Marcus seconded and motion carried. Meeting adjourned at 6:09pm

BOARD MEETING

Zoom and Garden Walk Clubhouse, January 8, 2026, 6:30pm

The meeting of the Board of Directors of Garden Walk Condominium Association, Inc., a Florida Corporation Not for Profit, was held at the Garden Walk Condominium Association Clubhouse on January 8, 2026, at 07:10 PM.

The meeting was called to order at 7:10PM. Yevgeniy Shurakov, President, chaired the meeting. James Ro, Sunvast Properties, Inc. kept the record of the meeting.

The Secretary announced that notice of the meeting was properly made to all parties and notice was properly posted on the Association grounds in advance of the meeting. The Directors present at the meeting were:

Marcus Vicente, Secretary
Yevgeniy Shurakov, President
Greg Anderson, Treasurer

New Business

Officer Election: Marcus made a motion and seconded Greg to stay same officers as is

Marcus Vicente, Secretary
Yevgeniy Shurakov, President
Greg Anderson, Treasurer

Motion carried

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Greg Anderson made a motion to adjourn the meeting and Marcus seconded. Motion carried.