

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

Zoom and Garden Walk Clubhouse, December 4, 2025, 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 December 4, 2025, 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

Constituting a quorum of the authorized number of Directors of Garden Walk Condominium Association, Inc.

October meeting minutes: A motion was duly made by Yevgeniy Shurakov and seconded by Greg Anderson to In Favor: Marcus Vicente, Yevgeniy Shurakov, and Greg Anderson. Opposed: None.

Reports:

Treasurer: Greg Anderson reviewed the October financials with the Owner's present.

New Business

- 2026 Budget: Marc made a motion and seconded by Greg. Motion carried.
- Dryer vent clean out and repair: Board discussed about how to enforce the dryer vent cleaning
- The bid for the extra cameras and license plate readers: Still waiting for the quote

Adjournment: Meeting adjourned at 7:02pm.