

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, december 10th, 2025

Before the meeting we had the visit of Luis Pava, President of Global Construction who answered questions from the Board and the owners attending the meeting.

1. **CALL TO ORDER** 17:04

2. **PRESENT** : Gervais Deschênes, Mario Lamarche, Carmen Oprescu, Ralph Roberts, François Lefebvre;

Motivated absences: Dhanny Palma, Jacynthe Lejeune

3. Motion to dispense with the reading and to approve the minutes of the meeting held September 18th 2025;

RESOLVED TO DISPENSE with the reading of September 18th 2025 Directors Budget Meeting;

MOVED by Carmen Oprescu, seconded by Mario Lamarche, adopted unanimously

RESOLVED TO APPROVE the Minutes of September 18th 2025 Directors Budget Meeting;

MOVED by Mario Lamarche, seconded by Ralph Robert, adopted unanimously.

4. Two vacancies exist on the Board of Directors of Environ Towers 1 Condominium association.

RESOLVED that the Board, authorized by the 718.112 of the Florida Statute, appoint Viviane Schofield to the Board of Directors and designate her as Vice-President, Special Projects, effective immediately;

MOVED by Mario Lamarche, seconded by Gervais Deschênes, adopted unanimously.

5. MOTION to approve and execute the new Breezeline Agreement (Internet and cable Services)

BE IT RESOLVED that the Board approve the new service agreement with Breezeline, which includes a comprehensive fibre-optic upgrade to our infrastructure. This upgrade will significantly increase internet speed and reliability, enhance services for our owners, and result in no significant cost increase to individual units. The proposal also includes financial incentives to the association, including a 39 600.00\$ signing bonus that will be put in the Association Reserve.

MOVED by François Lefebvre, seconded by Ralph Roberts, adopted unanimously.

The Board thanks Michael McNeal for his work in that new Internet and television agreement.

6. MOTION to adopt electronic voting as an additional option for owners.

Concord Wilshire, the Golf project developer, will implement electronic voting for all Inverrary associations at its own expense. The Association will have an annual cost of approximately 110.00\$; Therefore, we will be able to vote for or against his project the Electronic way and to use this process in the future.

RESOLVED that the Board of Environ Towers 1 Condominium Association, on behalf of article 718.128 of the Florida Statute, authorize the electronic voting for the Association meetings, elections, and other matters requiring a vote of unit owners, in accordance with applicable Florida Law and administrative rules; Authorizing to select and contract with a qualified electronic voting service provider to implement and operate the system, and to take any reasonable and necessary actions to carry out the intent of this resolution;

MOTION by Vivian Schofield, seconded by Carmen Oprescu, adopted unanimously.

7. MOTION To appoint Dhanny Palma as Tresurer and to remove Mario Lamarche as Co-Treasurer effective immediately after this meeting.

RESOLVED that the Board of Directors of Environ Towers q Association Condominium hereby appoints Dhanny Palma as Treasurer, effective after the meeting, with all duties and authority assigned to the office of treasurer in the governing documents and Florida Law; Mario Lamarche will continue to serve in his role as Co-President.

Moved by Ralph Robert, and seconded by Vivian Schofield, adopted unanimously;

8. TREASURER'S REPORT

The treasurer made his report on:

- Financial statement as October 1st, 2025
- Delinquency/Account receivable Aging

- Cash Flow and Projections
- 2027 Budget planning outlook
- Next special assessment-February 1st, 2025
- Scheduling of special Board meeting-January 15th, 2026 at 5PM in the Social Room of 7100;

9. 40 YEAR CERTIFICATION- UPDATE

Gervais Deschênes, co-president, made a report that all the energy will be put on 7100 building to terminate the work before going on 7200 building.

10. ADJOURNMENT

RESOLVED to adjourn the meeting.

Motion by Gervais Deschênes, seconded by Carmen Oprescu, adopted unanimously.

François Lefebvre secretary