

BAY VIEW RESERVE CONDOMINIUM ASSOCIATION, INC.

**7550 HINSON STREET
ORLANDO, FL 32819
(407) 351-0524**

UNAPPROVED MINUTES

**BAY VIEW RESERVE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

November 24, 2025

The meeting was called to order at 6:06 p.m. by President Andrews. Present were Board members Fasano, Steinbach, Zelin, and Property Manager Adamo.

Proof of notice of the meeting was recognized and placed on file.

The minutes of the November 5, 2025 Board of Directors Meeting were read and approved by the Board.

Treasurer's Report (Zelin):

As of November 24, 2025, funds available for Bay View Reserve are as follows:

Checking/Savings

101200	Wells Fargo Bank Operating Account (Checking)	\$75,640.28
102100	Wells Fargo Money Market Reserves (Savings)	\$187,900.01
102550	Wells Fargo Bank Key Account (Savings)	\$7,273.45
	Wells Fargo Brokerage Account (Mutual Funds)	\$86,957.98
	Total Checking/Savings	\$357,771.72

Motion to receive the Treasurer's report was made, seconded, and approved, and copy placed on file.

New Business:

1. APPROVE THE 2026 BUDGET (All)

Motion was made and seconded to approve the 2026 budget. Motion was approved with 3 in favor and 1 opposed (Zelin).

2. ANNUAL MEETING [January 27, 2026] (Andrews)

Note from the secretary—Due to the adverse nature of the meeting, this item was not discussed at the meeting. For informational purposes, the annual meeting will take place on Tuesday, January 27, 2026, at 6:00 p.m.

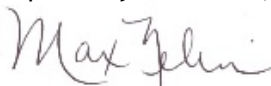
Unfinished Business:

1. MOLD REMEDIATION VENDOR SELECTION (All)

Motion was made and seconded to approve the mold remediation project/associated vendors. Motion was approved with 3 in favor and 1 opposed (Zelin).

The business of the meeting was completed and a motion to adjourn was made, seconded, and approved by the Board. The meeting was adjourned at 7:46 p.m.

Respectfully submitted,



Max [Marcia] Zelin, Secretary/Treasurer
Bay View Reserve Condominium Association, Inc.