

MIDDLE RIVER HOMES

CONDOMINIUM ASSOCIATION, INC.
BOD@middleriverhomes.net

2912 N.E. 8TH TERRACE
OAKLAND PARK, FL 33334
954 568-9187

December 2, 2025
Annual Budget Meeting

Call to Order

The meeting was called to order at 6:01pm.

Establishment of a Quorum

Rob Horton, Jenny Carter, and Kirk Oney were present, in person. Chris Brock and Rory Ghio attended via zoom. A quorum was established.

Reading of previous meeting minutes

The minutes from the August 11, 2025, meeting were approved.

Reports of Officers: Treasurers Report

The operating account balance as of 12/01/25 is \$9,176.66.

The Insurance Savings account balance is \$73,596.31. We have 2 CDs. One with a current balance of \$60,596.31, which expires in early March 2026, just before the main policies renew, and another with a current balance of \$62,213.46 expiring in early June 2026. All CDs are earning a very good interest rate.

The Reserve Savings account currently has \$7766.49 plus a total of \$199,293.56 in two CDs, with various maturity dates, also earning a very good interest rate.

Review of Proposed Operating and Reserve Budgets

The Board approved both Budgets as submitted.

The new monthly maintenance will be reduced to \$360.

The Treasurer will follow up with the owner who questioned the insurance calculations.

Announcements

Our Annual Board Meeting will be held on January 26, 2026.

Adjournment

The meeting was adjourned at 6:42pm

Jenny Carter, Secretary