

Enclave at Naples Condominium Association, Inc.
1295 Wildwood Lakes Blvd.
Naples, FL 34109
239-354-3200

MINUTES
BOARD OF DIRECTORS MEETING
May 27, 2025

The Board of Directors of Enclave at Naples Condominium Association met on Tuesday, May 27, 2025 at Enclave at Naples Clubhouse, Naples, Florida.

Call to Order:

The meeting was called to order at 3:00 p.m. by President Marc Guiho.

Roll Call:

The following Directors were present: Rebecca Sandefur

Via telephone: Marc Guiho
Rick Maxey

Community Association Manager: Joan Colosimo

Attorney: Todd Allen

Due Notice of Meeting: Notice was posted at 2:59 p.m. on Friday, May 23, 2025 at the Clubhouse bulletin board which meets the 48 days hours requirement.

Reading of Previous Minutes: Marc Guiho motioned to waive the reading of the minutes of the November 19, 2024 meeting and accept as written. Rebecca Sandefur seconded. All in favor, none opposed. Motion passed.

Old Business: None

New Business:

Amendment – Update Section 3.3b Garages/Carports. Shelled until further notice

Rules & Regulations: – Marc Guiho motioned that appliances & A/C's are not permitted in the Garages. Rebecca Sandefur seconded. All in favor, none opposed. Motion passed.

Owners cannot own more than 1 Garage or Carport. Shelled until further notice.

Marc Guiho motioned that 1 parking space, per driver, per unit is allowed. Rick Maxey seconded. All in favor, none opposed. Motion passed.

Marc Guiho motioned the limit of key fobs per unit, 3 for a 1/1, 4 for a 2/1 & 2/2, 5 for a 3/2. Rebecca Sandefur seconded. All in favor, none opposed. Motion passed.

Marc Guiho motioned that if a resident changes the lock on the unit front door then they must give the Association the new key and/or code. Rick Maxey seconded. All in favor, none opposed Motion passed.

Marc Guiho motioned that a fenced-in concrete pad be put behind the maintenance garage for bulk items to be stored until they can be picked up by Waste Management.

Opened a Q & A session for the owners in attendance.

Adjournment:

Marc Guiho motioned to adjourn the meeting as there being no further business before the Board. Rick Maxey seconded. All in favor, none opposed. The meeting was adjourned at 4:25 p.m.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Joan M. Colosimo". The signature is written in a cursive style with a blue highlight effect.

Joan M. Colosimo
Community Association Manager
Enclave at Naples