

**SUNSET HARBOR OWNERS' ASSOCIATION, INC.**  
3873 South Banana River Blvd., Cocoa Beach FL 32931

**BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES**  
**April 1, 2025, following Members Annual Meeting**

- I. Establish Quorum – Call to Order:** Mike Sadowski called the meeting to order at 6:27 pm and a quorum was established. Board Members present were Sadowski, President; Tom Beaulieu, Vice President; and Leonard Smith, Vice President of Maintenance. Steve Stephens, Treasurer/Secretary, was excused.
- II. Proof of Meeting Notice: Meeting** posted on the Bulletin Board as required by Statute 718.
- III. Election of Officers for 2025: Motion** by Tom Beaulieu, seconded by Leonard Smith, to maintain the current board positions as follows:  
Mike Sadowski, President  
Tom Beaulieu, Vice President (Two (2) year appointment)  
Leonard Smith, Vice President Maintenance (Two (2) year appointment)  
Steve Stephens, Treasurer/Secretary

Note: Election of new Board Members was not required as no additional owners provided a letter of interest to the Board.

- IV. Approval of Board of Directors Meeting – October 24, 2024:** Motion by Leonard Smith, seconded by Tom Beaulieu, to approve the October 24, 2024, meeting as recorded. All in favor, motion carried.
- V. Resolution to renew Richard Charpentier as Authorized Signer for Checking: Motion** by Tom Beaulieu, seconded by Leonard Smith, to approve Richard Charpentier as authorized Signer for Sunset Harbor checking. All in favor, motion carried.
- VI. New Business: Richard Charpentier** requested the board address the parking in front of the condo building. Vehicles Park across from garages and obstruct residents from backing their vehicles out of the garages.
- VII. Adjournment:** Motion by Leonard Smith, seconded by Tom Beaulieu, to adjourn the meeting at 6:33 p.m. All in favor, motion carried.

*Approved –August 21,2025*

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