

Del Webb Naples Community Association, Inc.

Special Board Meeting Minutes

September 17, 2025

A meeting of the Board of Directors of Del Webb Naples Community Association, Inc. was held on September 17, 2025 at the Grand Hall 6008 Del Webb Way, Ave Maria, FL and Zoom. Board members in attendance were Scott Brooks (President), Kimberly Morton (Vice President) Laura Ray (Secretary Treasurer) and Anthony Tozzi (Resident Board Member-Zoom.) Also in attendance were Jack Bruce (Community Manager), Gene Silguero (Assistant Community Manager) and Damian Rose (General Manager).

Residents in Attendance: 40

Call to Order: The meeting was called to order by Mr. Brooks at 9:02am. A quorum of the board was present, and proof of due notice was provided by Mr. Bruce.

Approval Prior Unapproved Meeting Minutes: Mr. Tozzi motioned to approve the June 18, draft 2025 minutes as presented. Ms. Morton seconded. There was no discussion among board members. All were in favor and the minutes passed unanimously 4-0.

New Business: **Ratify the signing of the new Comcast agreement:** Ms. Morton motioned to ratify the signing of the new comcast agreement. Mr. Tozzi seconded. Mr. Tozzi gave an overview of the contract with future door fees and all current home door fees as well being deposited into the social reserves account and lowering current cable quarterly fees. All were in favor and motion passed unanimously 4-0.

Deposit all door fees into Social Reserves Account: Ms. Ray motioned to deposit current and future door fees into the Social Reserves Account. Ms. Morton seconded. After discussion all were in favor. The motion passed unanimously 4-0.

Vote to approve rule regarding member participation in meetings: Mr. Brooks gave an overview of the rules. Ms. Ray motioned to adopt them as written, Ms. Morton seconded. After discussion all were in favor. The motioned passed unanimously 4-0.

Vote to approve Steve Adamczyk and Varnum Law As Association Legal Counsel In HOA Civil Matters: Ms. Ray motioned to approve. Ms. Morton seconded. After discussion, all were in favor, the motion passed unanimously 4-0.

Adjournment: There being no further business to discuss, Mr. Tozzi motioned to adjourn. Ms. Morton seconded. All were in favor. The meeting was adjourned at 9:45am.

Respectfully submitted,

John (Jack) Bruce, LCAM

