


**2007 NOT-FOR-PROFIT CORPORATION ANNUAL REPORT (AR)**

**FILED**  
**May 18, 2007 8:00 am**  
**Secretary of State**

05-18-2007 90022 017 \*\*\*\*61.25

**DOCUMENT # 741223**  
 1. Entity Name  
**CASTAWAYS CONDOMINIUMS ASSOCIATION, INC.**



Principal Place of Business      Mailing Address  
 2240 NORTH BEACH RD.      2240 NORTH BEACH RD.  
 ENGLEWOOD FL 34223      ENGLEWOOD FL 34223



2. Principal Place of Business - No P.O. Box #      3. Mailing Address  
 Suite, Apt. #, etc.      Suite, Apt. #, etc.

1st MOORE      CR2E037 (10/06)

City & State      City & State  
 Zip      Country      Zip      Country

4. FEI Number      Applied For  
**NO-T APPLICABLE**      Not Applicable

5. Certificate of Status Desired       **\$8.75 Additional Fee Required**

6. Name and Address of Current Registered Agent  
**TRAVER, JAMES**  
**12 BUNKER LN**  
**ROTONDA WEST FL 33947**

7. Name and Address of New Registered Agent  
 Name **Cheri L Frey**  
 Street Address (P.O. Box Number is Not Acceptable) **5125 Latham Terr**  
 City **Port Charlotte**      FL      Zip Code **33981**

8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.  
 SIGNATURE Cheri L Frey      Cheri L. Frey      5/1/07  
Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating) DATE

**FILE NOW: FEE IS \$61.25**  
**Due By May 1, 2007**

9. Election Campaign Financing Trust Fund Contribution.       **\$5.00 May Be Added to Fees**

**Make Check Payable to Florida Department of State**

10. OFFICERS AND DIRECTORS

TITLE	P	<input type="checkbox"/> Delete
NAME	PUCKO, JOANNE	
STREET ADDRESS	343 ABBE RD	
CITY- ST- ZIP	ENFIELD CT 06082	
TITLE	VP	<input checked="" type="checkbox"/> Delete
NAME	TRAVER, JAMES	
STREET ADDRESS	12 BUNKER LN	
CITY- ST- ZIP	ROTONDA WEST FL 33947	
TITLE	T	<input type="checkbox"/> Delete
NAME	EASTON, GARY	
STREET ADDRESS	2671 MILLVILLE RD	
CITY- ST- ZIP	LAPEER MI 48446	
TITLE	D	<input checked="" type="checkbox"/> Delete
NAME	CASTLE, ALAN	
STREET ADDRESS	1022 N PLEASAND	
CITY- ST- ZIP	ROYAL OAK MI 48067	
TITLE	D	<input checked="" type="checkbox"/> Delete
NAME	CORSINI, ROBERT	
STREET ADDRESS	12 WATERVIEW LN	
CITY- ST- ZIP	PROVIDENCE RI 02904	
TITLE		<input type="checkbox"/> Delete
NAME		
STREET ADDRESS		
CITY- ST- ZIP		

11. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 10

TITLE	VP	<input checked="" type="checkbox"/> Change <input type="checkbox"/> Addition
NAME	Corsini, Robert	
STREET ADDRESS	12 Waterview Ln	
CITY- ST- ZIP	Providence RI 02904	
TITLE	S	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
NAME	Zenere, Colleen	
STREET ADDRESS	10548 Yankee Ridge Dr	
CITY- ST- ZIP	Frankfort IL 60423	
TITLE	D	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
NAME	Schwietz, Joseph	
STREET ADDRESS	6561 N. Shore Trail	
CITY- ST- ZIP	Forest Lake MN 55025	
TITLE	mgr	<input type="checkbox"/> Change <input checked="" type="checkbox"/> Addition
NAME	Cheri L Frey	
STREET ADDRESS	5125 Latham Terr	
CITY- ST- ZIP	Port Charlotte FL 33981	
TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition
NAME		
STREET ADDRESS		
CITY- ST- ZIP		

12. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Section 119, Florida Statutes. I further certify that the information indicated on this report or supplemental report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears in Block 10 or Block 11 if changed, or on an attachment with an address, with all other like empowered.

SIGNATURE: Gary L Easton      GARY L. EASTON, Treasurer      5/1/07  
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR      Date      Daytime Phone #

# ATTACHMENT 40116193

#741223

**CASTAWAYS CONDOMINIUM ASSOCIATION  
2240 NORTH BEACH ROAD  
ENGLEWOOD, FL 34223**

**Minutes of Board Meeting Held November 11, 2006**

Board members Present: Joanne Pucko, President  
James Traver, Vice President  
Gary Easton, Treasurer  
Bob Corsini, Director

Others Present: Cheri Frey, Manager

The meeting was called to order by President, Joanne Pucko at 2:05 pm ET.

## **1. Roll call:**

All members were present. A sign-in sheet recorded all who attended the meeting.

## **2. Proof of Notice:**

## **3. Proposed Budget:**

List of 2006 Accomplishments was reviewed. Gary Easton reviewed the proposed budget line by line, indicating changes from the previous year. The actual for 2005, Budget for 2006 to date and proposed 2007 budget were part of the owner packet provided at the meeting. Noted comments from the review:

- Insurance was increased to \$85,000 but until we get the bill in December we won't know if that's enough or not.
- Accounting was decreased because all is done in house by manager. Year end will be done by CPA.
- Legal increased to have attorney on retainer.
- Credit Card Fees increased because of more usage. Will explore next year if fee is assessed to customer.
- Office salary increased. Manager to get 5% increase plus \$1,000.00 performance bonus. (Accounting and Office Salary from 06 were the Belsers together)
- Payroll Taxes increased due to full time manager and ¾ time maintenance man.
- Building /grounds-over budget this year due to pavers and landscaping projects.
- Insurance raised due to higher policies. Will know sometime in Dec if this is enough.
- Pool Maintenance increase. Pool needs resurfacing next year plus over budget due to replacement of motor, pump etc. in 2006.
- Electric increase due to rate hike.

T. Bucklin made motion to pass budget. H. Castle second. Budget passed.

## **4. Owners Blocking Time:**

Please send to office in writing or by phone.

# ATTACHMENT

40116193

## 5. Air Conditioner Filters:

# 741223  
Schedule to be set up to check every 2 months and to change when needed. Owners to be charged \$5.00 every time filters are changed if filters in unit. Owners to be charged \$10.00 if filters are not in unit and have to be bought by Association.

## 6. Credit Cards:

Will keep record of charges and re-visit in one year if fee will be assessed to customers.

## 7. Rental Rate Increase:

A 10% rate increase was proposed for Summer 2007 and Winter 2008. C. Zenere made motion to pass. P. Chagnon second. Motion passed.

## 8. Cable Fees for 2007:

Cable rates went up. \$409.56/year. Due Jan 1, 2007.

## 9. Owners comments/questions:

- Maintenance to affix NO PARKING signs along "A" row. People from beach are parking in assigned spots.
- White reflective strips on new deck steps to prevent tripping at night.
- Landscaping rock to be finished around "E and D" buildings as funds allow.
- Decks-Safety first issues. Others to be completed as funds allow.
- Pool-Resurfacing next year.

## 10. Election Results:

Jim Traver withdrew his name from nomination. No count needed to be done. The officers are as follows:

Joanne Pucko-President  
Bob Corsini-Vice President  
Gary Easton-Treasurer  
Colleen Zenere-Secretary  
Jay Schwietz-Director

## 11. Adjourn:

H. Castle made motion to adjourn. T. Bucklin second. Passed. Meeting was adjourned at 2:45 PM.

Dated: Nov 16, 2006

By: Cheri Frey

Cheri Frey, Manager  
Castaways Condominiums