

# **Coach Homes III at Babcock National Condominium Association, Inc.**

C/O Pegasus Property Management  
8840 Terrene Ct, Suite 102  
Bonita Springs, FL 34135

## **Coach Homes III at Babcock National Condominium Association, Inc.**

**Held at: Via Ring Central  
November 20<sup>th</sup>, 2025, at 2:00 PM**

### **Minutes**

**Call to Order/Establish Quorum:** The meeting was called to order at 2:00pm, by Ashley Wamble. In attendance were Greg Moser (GM) & Shelly Duckworth (SD). There Ashley Wamble attended the meeting on behalf of Pegasus Property Management.

**Proof of Notice:** Notice was posted in compliance with Florida Statute.

**Approve Prior Meeting Minutes:** GM moved to approve the minutes of the 4/3/25 meeting minutes as presented, seconded by SD and unanimously approved.

**Treasurers Report:** SD reviewed the October 2025 financial statement. There was \$42,864.55 in the operating account, and \$162,429.64 in the reserve account. The association is under budget by \$9,591.15.

#### **New Business:**

**Vote to Pool Reserve Funds:** SD moved to pool reserve funds, seconded by GM and unanimously approved.

**Vote to Move Reserve Money from Straight line Reserve:** SD moved to move the current funds from the straight-line reserves to the pooled reserves, seconded by GM and unanimously approved.

**Vote to Adopt the 2026 Budget:** SD moved to approve the 2026 budget as presented, seconded by GM and unanimously approved. The quarterly fees are \$1940 a quarter.

#### **Owner Comments:**

1. 5522 reported there are some cracked tiles on his roof still. The Board stated that all repairs that Lennar were going to do are done.
2. Greg Moser stated that they are still looking for more involvement from the owners.
3. Abdul thanked Greg and Shelly for all of their hard work.

**Adjournment:** Greg Moser moved to adjourn the meeting at 2:21pm with no further business, seconded by Shelly Duckworth and unanimously approved.