



Royal Terrace Townhomes Homeowners Association, Inc.
487 18th St
Vero Beach, FL 32960
rtthoa@yahoo.com
Craig Schlitt, President 772-538-4638

2026 Budget Approval Meeting Minutes December 18, 2025

Call to Order – Craig Schlitt called the meeting to order at 3:03 PM.

The following people were in attendance: Craig Schlitt, Mike Lewis, David DaCosta, Paula Rogers, Paul Carone and, by phone, Carroll McCain. With six attendees, the quorum was met.

Proof of Notice – David DaCosta provided an affidavit showing Proof of Notice.

2025 Budget Minutes (December 19, 2024) - The 2025 Budget Minutes appeared on RTTHOA.com/Notices. Mike Lewis moved the minutes be accepted, Carroll McCain seconded, voting was unanimous and the minutes were accepted.

2026 Budget - David DaCosta discussed the reasoning behind the few changes to the 2026 budget from 2025, with the total staying the same for the third year. David DaCosta also pointed out that we have \$25,000 in an interest-bearing reserve account to cover unexpected things like the lift pumps needing replacement. Paul Carone suggested that the HOA look into a backup generator for the lift pumps to prevent sewage backup in the event of an extended power failure. Mike Lewis pointed out that pool maintenance was likely to increase because the HOA was in the process of changing vendors. Craig Schlitt moved that the 2026 budget be accepted as written, Mike Lewis seconded, voting was unanimous that the 2026 budget be accepted as written.

Close Meeting – Craig Schlitt moved that the meeting be closed at 3:30, Mike Lewis seconded, voting was unanimous and the meeting was closed.

Respectfully submitted,

A handwritten signature in blue ink that reads "David H. Da Costa". The signature is written in a cursive style and is positioned above a horizontal line.