

# MINUTES | Cascades HOA Board meeting: 10/15/2025

The annual meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, October 15rd, 2025, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

**Board members present:** Dennis Buttimore (President), Ryan Robinson (Vice President), Maria Gibson (Secretary), Wanda Torrey (Treasurer)

**Representing SemperFi Property Management:** Billy Rivera ( Property Manager), Jennifer Richardson and Michelle Gason

## Call to order:

A call to order was declared by Mr. Buttimore at 6:33 pm.

## Roll call of BOD Members and Property Management Team

Ryan Robinson (Vice President), Dennis Buttimore (President), Maria Gibson (Secretary) and Wanda Torrey (Treasurer).

Billy Rivera (Semper Fi Property Manager), Jennifer Richardson and Michelle Gason.

Mr. Buttimore stated that Adina Daniels was absent from the board. She is the Member at Large board member.

## Has The Quorum of the Board of Directors been met?

Mr. Buttimore asked “has the quorum of the board of directors been met?” We are looking for 115 votes. Mr. Rivera stated that the quorum of the board of directors has been met. Now the quorum of the ownership. We need 115 homeowners by proxy and / or by people in attendance. We only have 70. Bill Rivera explained that according to the master deed and the by laws, it states that we can have the meeting. If the majority of the voting members who are meeting and are present, either in person or proxy, may adjourn the meeting and reconvene within 30 days. Mr. Rivera stated if the homeowners want to leave and reconvene they can. Or by a show of hands, we can agree to continue on with the meeting. Mr. Rivera then asked the homeowners “so with a show of hands does everyone want to cancel and get out of here?” No hands were raised. Mr. Rivera turned the meeting back over to Mr. Buttimore to continue on with the meeting.

Mr. Buttimore officially closed the meeting at 6.37. He said “we are going to wait a minute and reopen it again, and then we will be able to proceed.” Mr. Buttimore reopened the meeting back up at 6.38.

### **Executive Organisational Meeting:**

Mr. Rivera asked "Who wants to be Vice President? Any volunteers?" Ed Swanson volunteered. Mr. Rivera said "all in favor say I." The board voted for Ed Swanson.

Mr. Rivera said "Who wants to be Treasurer? Wanda Torrey volunteered. Mr. Rivera said "all in favor say I." The board voted Wanda Torrey.

Mr. Rivera asked "Who wants to be President? Any volunteers? Dennis Buttimore volunteered. Mr. Rivera said "all in favor say I." The board voted for Dennis Buttimore.

Mr. Rivera asked "Who wants to be Secretary? Any volunteers? Maria Gibson volunteered. Mr. Rivera said "all in favor say I." The board voted for Maria Gibson.

Mr. Rivera asked "Who wants to be the member at large? Any volunteers? Mercedes Landsberg volunteered. Mr. Rivera said "all in favor say I." The board voted for Mercedes Landsberg.

Mr. Buttimore stated that due to the vote count Maria Gibson and Ed Swanson have a three year term. Dennis Buttimore a two year term and Mercedes Lansberg a one year term. Mrs. Torrey wanted to remind the board members about transparency and providing all members with information as it becomes available. Ed Swanson reminded board members to use the reply to all buttons on the email so that we are all informed about each other's responses.