



Board of Directors Meeting held on Monday, March 5, 2018

CALL TO ORDER: Meeting called to order at 10:00am by President Phil Clavel.

PROOF OF NOTICE: Proof of notice was posted in accordance with the Association's Bylaws and Florida Statute 7.18.

QUORUM: A quorum was established with President Phil Clavel, Dick Lombardi, Gary Keith and Ralph Horak in person. Treasurer Andy Pruitt was present via conference call. Also present was Lynn Lakel of Sunstate Management Group.

APPROVAL OF MINUTES: **MOTION** made by Gary Keith, seconded by Dick Lombardi to approve the November 19, 2017 meeting minutes. Motion passed unanimously.

PRESIDENT'S ADDRESS: Phil reported that the Association had a light out in the middle of the building, and it was fixed last week by Berlin Sign. They replaced the circuit board. The window in unit 201 was replaced, took two guys a full day to replace it. All windows in the building are hurricane proof. There are new owners in 404 – John and Cindy Dietz. Someone was trapped in elevator at 7:30 am Saturday morning. Thank you to everyone who volunteered for the committees. There are 8 hot water tanks that need to be replaced that are from 2003 and 2004. All the rest have been replaced. The Association has a contract with Comcast, a 2003 and a 2005 contract. The representative is responding. A discussion followed.

TREASURER'S REPORT: Andy reviewed the January Financials. Working on deferred maintenance issues from 2017. He noted that there was a surplus of \$21,603.61 from 2017. **Motion** made by Gary Keith and seconded by Dick Lombardi to move the \$21,603.61 to the reserves. Motion passed unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Sale of Garage – The Association has not been involved at all in the sale of the garage. Lynn got two bids hand delivered to the office. The highest bid was John Moore from unit 402 for \$51,078. Discussion followed regarding using the garage as a maintenance shed. Mike asked about the Master Association using the garage as a maintenance area. The Board did not vote on Mike to negotiate a deal with the Master Association. A poll of the Board showed that the Board was not in favor of renting the garage to the Master Association. The association documents state that the garage must be sold. A lengthy discussion followed.



Storage Lockers – Phil was checking into storage lockers for owners. A custom fit is required, due to the space on each floor being very different. A bid was presented for \$14,031.98. Would take 3 days to complete. For this to happen, a vote by the owners would be needed – due to it being over \$10,000. Discussion followed. **Motion** made by Gary Keith and seconded by Ralph Horvak to put the idea of the storage lockers before the Members for approval. Motion passed unanimously. **Motion** made by Ralph Horvak and seconded by Gary Keith to use the funds from the sale of the garage to fund the storage locker project. Motion passed unanimously.

Hot Water Tanks – Dick Lombardi and John Moore went around and completed the survey. There are 8 tanks that need to be replaced. Lynn will send a letter to each of these members bringing to their attention to change them.

MASTER ASSOCIATION: Phil spoke of everything going on the past few months and mentioned that he had spoken with the other boards. Phil had been in discussion with Ernie from Building C and Craig from Building B. Written notification of Building A Master representatives was sent.

MEMBER COMMENTS: Dave Grote claimed that the Board did something illegal by “deciding” to sell the garage instead of entertaining the idea of a maintenance garage. Phil explained that he polled each member and an illegal meeting never happened. A lengthy discussion followed regarding the sale versus renting of the garage. Gary mentioned that an engineer came to look at the catwalks during the spring of 2017, and he observed that the catwalks were in good shape. Dick Lombardi and Jerry Thomas were also in attendance with the engineer. A resident questioned the invoices that were sent via email. He stated he never received them and then questioned the subject of the invoice. Lynn will check with accounting regarding the invoices. Another owner mentioned Amendment 2 and wanted to know how it was benefiting the owners. The attorney has advised the Board to not enforce Amendment 2 as it is not legally enforceable.

A homeowner expressed gratitude and pleasure that the Association moved on from Argus Management. He also expressed concern regarding the Elevator Gate for Building A being open most of the time.

Adjournment: 10:30 am

Next meeting – March 27th, 2018 at 9:00am.