



Budget Meeting held on Monday, December 2, 2019.

CALL TO ORDER: The meeting was called to order at 1pm by President Phil Clavel.

DETERMINATION OF A QUORUM: A quorum was established with President Phil Clavel, Vice President Dick Lombardi, Secretary John Klamt, Treasurer Andy Pruitt, Director Gary Keith. Also present was Lynn Lakel of Sunstate Management.

PROOF OF NOTICE: Notice was mailed and posted at least 14 days in advance in accordance with the Association's Bylaws and Florida Statute 7.18.

APPROVAL OF MINUTES: **MOTION** made by Andy Pruitt seconded by Gary Keith to approve the March 13, 2019 meeting minutes. Motion passed unanimously.

PRESIDENT'S ADDRESS: Phil Clavel did not report at this time – wanted to discuss the budget.

TREASURER'S REPORT: Andy Pruitt reviewed the October financials and noted that \$66000 was spent out of the reserve account, mostly on security and surveillance systems, stack cleaning, and the plumbing system. Only \$7700 was budgeted. Andy reviewed the proposed 2020 budget. Assessments will be \$1606 for the Montego/quarter and \$1916/quarter for the Grand Cayman. **MOTION** made by Andy Pruitt and seconded by Gary Keith to approve the 2020 Budget as presented. Discussion followed. Motion passed unanimously. **MOTION** made by Andy Pruitt and seconded by Gary Keith to move the operating budget surplus, if any, to the reserve account. Motion passed unanimously. CDs discussed. There are two with \$90,000 in each earning 2.5% apy. Maturity date is 2-23-2020.

PRESIDENT'S ADDRESS: Phil Clavel noted that window cleaning will be done on January 3rd. This was scheduled in September. Price is the same as last year. He looked into getting a photo eye for the lighting in the parking lot, and the outside of the building. Looking into getting lights for near the elevator to brighten things up, with a low cost. Roof anchors – Gary worked hard on this. Got approval for 10 year inspection. Parking was discussed. All hot water tanks were replaced. Stacks were cleaned. Sprinkler check is being done tomorrow. Access fire missed some of the inspections. They will be out tomorrow. Lanai lighting – cans need to be replaced slowly. Thinking of starting with the 01 stack and doing some over the course of the next 4 years. Painting was discussed – there is a water-tight membrane on the buildings. Elevator – Certification expired in August. A few panels were missing and the state would not license it unless panels were fixed. Elevator was also was in need of cat.5 test and a software update. Panels and software update will be done tomorrow. Kaufman roofing went onto the roofs over the summer to do an inspection. Some issues were discovered and were covered by the warranty and repaired.



MASTER ASSOCIATION:

- The fence on the bridge side of the property is going to be moved out about 32 feet at some point.

UNFINISHED BUSINESS:

- All has been previously covered.

NEW BUSINESS:

- Bike racks – if the bikes are not usable, they need to be moved. **MOTION** made by Andy Pruitt and seconded by Dick Lombardi to install security rings on the walls of the limited common element below building parking spots if desired by the owner and the owner to pay (cost to be determined) for installation, and the installation to be carried out by the association. Motion passed unanimously.
- Draft of Rules and Regulations Document – **MOTION** made by Gary Keith and seconded by Andy Pruitt to approve the rules and regulations document for Bicycle Racks as presented. Motion passed unanimously.
- Annual Meeting Date is January 28th at City Hall.

MEMBERS COMMENTS: Mike asked about reduced expense by taking phone out of the elevators and what happens when someone gets stuck in the elevator. Kone coming tomorrow so we will check that. Another resident commented on all hot water heaters being replaced and questioned about washing machines and can the same thing happen.

Annual Meeting: Tuesday, January 28th at City Hall.

ADJOURNMENT: With no further Association business to discuss, Phil Clavel adjourned the meeting at 2:36 pm.

Respectfully submitted by
Lynn Lakel/ LCAM

For the Board of Directors for Waterfront Building A