

Approved MINUTES of September 17th, 2019

PRESENT:

Terry Hennessy .. President

Kevin Sullivan, VP

Virginia Lavish, Secretary

Tim Haas (via phone) VP

Maureen Dore, Property Manager

Meeting called to order at 6:00 PM.

President Report.

Terry spoke about the sales and prices of the units in the complex. 23-25 are sold each year now. One unit went for \$205,000. The average sale is now \$185,000.

Terry made a motion to accept the minutes of the previous meeting.. Seconded by Kevin. All in favor, motion carried.

Landscaping has deteriorated. We need to put pressure on Brightview. Trying to find other vendors. Most other companies are struggling too with the labor pool as Brightview is. Hoping to get them back on track. Have had discussions and emails with Peter and hopefully it will get better.

Regarding the Capital contributions question needs to be removed from the FAQ's. Our auditor let us know it was in violation of Florida statutes, all money collected was refunded. Terry made a motion to allow Maureen to remove that question from the FAQ's, seconded by Virginia, all in favor, motion carried.

Pond aeration seems to be working well.. Two devices were put in the north lake to facilitate aeration, and the Lake Doctor put grass eating carp in the three lakes which has helped as well.

A discussion ensued regarding the number of board seats. It becomes difficult to have a quorum for the meetings and that can effect business getting done.. So one way to help is to decrease the number of seats from 7 down to 5. Terry made a motion to reduce the board membership from 7 down to 5 seconded by Virginia, all in favor, motion carried. Maureen will take care of the administrative duties to take care of this.

Tim.. no report at this time

Kevin's Report.

The pool hours have to be defined. The documents state dawn to dusk, but it is too ambiguous. We need to look at it since swimming after dark could be dangerous and we could be held

liable. Might need a consultant to determine what we can and cannot do. Need to coordinate this with our insurance company and take this up at another meeting.

Kevin discussed the hurricane prep. Some of it was regarding ladders against the building. This is unrealistic since some windows can only be reached with a ladder to install the shutters when needed. Kevin noted that about 30% of units did not put up shutters.. A big concern is for people removing anything that can become a projectile which could pose a danger to other residents. We need to give people notice that anything not removed by a resident will be fined within a certain time frame when a hurricane is projected. We also need people to remove their shutters in a timely manner as well..

We will get advice from our attorneys on this issue.

Terry spoke for Tony.. we have been rolling over the CD's and getting twice the interest rate at 1 to 1 ½ % and on average seem to be around 2.3%. Everything currently is to be rolled over in 2020. We are done with the roll overs for this year.

Virginia's report

7 ARC approvals .. one was for clear tint window with no mirror effect. Some for accordion shutters and glass storm door. Two screen enclosures for a back patios, accordion shutters to include the front door and one for impact windows.

Discussed a date for the Annual Meeting. Date was set for the 3rd Tuesday in November, November 19th at 10 am..

The budget meeting was set for October 22nd at 10 am.

Maureen's report

There has been a garbage overflow.. The city will not pick up overflow and maintenance is not paid to pick up after people. The garbage is supposed to be picked up the day after a holiday if it falls on our normal pick up day, but Maureen noted that that never do so we will keep an eye on that

Owner comments.. A question was raised about the grass around the edge of the lake. It is supposed to cut. This is being addressed with Peter.

A question was raised as to whether there is a state law prohibiting leaving shutters up too long which can become a hazard to the entire building if something happens in that unit.

We need a hurricane committee prior to hurricane season..

Terry made a motion to adjourn the meeting at 7:01 seconded by Kevin.. All in fafor, motion carried.