

OWNERS ANNUAL MEETING

Called to order at 6:16 PM on November 17, 2020

PRESENT:

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| Terry Hennessey | President |
| Marc Goldberg | Vice President |
| Tony Bartholomew | Treasurer |
| Virginia Lavish | Secretary |
| Maureen Dore | Property Manager |
| Via Phone | Tim Haas, Director |

Fountain was replaced on the south lake, meaning all three fountains have now been replaced after approximately 15 years of service. Paid for from the Reserves.

Trash enclosures are being repaired and replaced.

People should be aware of the increase of wildlife in the community. a bob cat, which shouldn't pose any problems. Also, a large snake that was captured.

We have one owner that is in bankruptcy and owes the Association money.

Our attorney is dealing with a lawsuit against us, that was presented due to water damage.

Outside of bankruptcy and lawsuit, there are no financial impact to the association.

Due to the increased number of large, heavy fronds falling from the Royal Palms we will look into having them strapped, we might decide to remove them instead depending on the cost.

Dumpster doors are being checked because the doors have slammed shut locking people inside.

It was also asked about the chairs being put back around the pool. Terry explained that it won't be done until we get attorney approval. It is a liability right now, and the Board would ultimately be held responsible should someone contract COVID-19 since people do not clean up after themselves and we do not have a porter to clean up.

Someone questioned the amount of time shutters can remain up after a storm, and the fact that there needs to be better communication for people that are away at the time so they know when they absolutely must be taken down.

It was also explained about the decision to cut guard hours to help with the budget and that since the hours were cut there was no notable problems to warrant adding the hours right now.

The issue regarding the outside lights was addressed and people were told that it is being worked on. Some of the ladders couldn't steady them to change them because the ground was too wet, but we are aware of it and working on it. Some lights on units are on all day due to faulty sensors. They are not replaceable but we will see what can be done to replace them.

It was noted that the furniture in the gazebo up front needs to be removed.

Some of the reserve line items were explained, especially the playground equipment. Also, unless we get 75% approval from owners we cannot replace the guard house right now since there isn't enough money available. Hopefully it can be re-addressed in 2021.

We are also looking into repainting the buildings again. They normally get done every 7 years.

Maureen is looking into the timeline. The front doors are apparently in much need to be done soon. We have the money in the reserves. Hopefully toward the end of 2021. A motion was made to end the meeting at 6:55 PM by Terry, seconded by Tony. Motion carried

ORGANIZATIONAL MEEING.

Began at 7:10 pm

A motion was made by Virginia to keep the board as it with no changes. Seconded by Marc.

at 7:16 PM Terry made a motion to adjourn, seconded by Tony. Motion carried