



Annual Meeting Minutes November 13, 2020

The meeting was called to order at 6:45pm by B. Brown.

2020 Board Members present:

- Ben Brown – President
- Bruno Pittini – Vice President
- Charlie Commons – Treasurer
- Marisol Ramos – Secretary
- Michael Dohner - Director

Staff present:

- Tonia Bascom
- Ammy Rivera

Others present:

Billy Martin – Comegys Insurance

Shawn Brown – Attorney, Kay Bender Rembaum Attorney at Law

Robert Rivard – Miracle Recreation Equipment Company

A quorum was established.

Proof of meeting notice was provided by T. Bascom.

Installation of the 2021 Board:

- Ben Brown – President
- Charlie Commons – Vice President
- Michael Dohner – Treasurer
- Julian Blanco– Secretary
- Marisol Ramos - Director

Condo owners present via Zoom:

- Sign in sheet on file in the COA Office

Reports by Officers – None were given.

New Business:

Children’s Play area - Robert Rivard, with Miracle Recreation Equipment Company. Robert shared that his company is one of the leading commercial playground equipment manufacturers and designers. Their playground equipment is used many of our schools, parks daycares. Since 1927, Miracle Recreation has been at the forefront of innovation, design and playground safety catered to children of all ages and abilities. He shared that the life expectancy of a commercial playground is about 20 to 25 years and our current playground equipment is about 25+ years old.

Rivard was not able to show a picture of the recommended equipment for The Hamptons, as he had lost power during Tropical Storm ETA and that his power had just come back on prior to the meeting. He did not have internet service.

B. Brown shared that our current playground must be replaced. It cannot be repaired because some parts are not available. Brown asked how much the bid for the new equipment was? Bascom replied, \$50,000. The proposal includes the removal & disposal of the current equipment, the removal of the sand, the purchase & installation of the new playground equipment, installation of a new four bay swing set, installation of the mulch, installation of the new borders with surfacing guide and installation of appropriate signage. **Approved 5-0.**

Bid for the Tennis Court – Brown shared that as the demographics of the community changes that more residents and owners are inquiring about being able to use the tennis court. He stated that the current court would have to be replaced as it cannot be repaired. The proposal for the Tennis Court was provided by Chris Hagman with Welch Tennis. The price is approximately \$45,000.00. Bascom shared that Chris suggested that we make the new court a multipurpose court. It would include tennis, basketball, handball, and pickleball as doing so would increase the value. Brown stated that while this needs to be done, that we do not have the funds to do this now and suggested that we revisit this in 2022. **The Board agreed.**

Pest Control – B. Brown stated that this is an ongoing problem that owners must work with their tenants to resolve.

- Owners must have a firm conversation with their tenant(s) about leaving trash outside the door, on the balcony and in the patio area. Trash should never be stored in a patio or on a balcony.
- Owners must be firm with their tenant(s) with not feeding the cats outside.
- Owners with patios are responsible for maintaining their area. Patios and balconies must always be kept cleaned and free of clutter and debris.
- Residents should not accumulate garbage before they throw it away. Bascom shared that often at night, bags of trash can be seen stored on top of the resident's vehicles and this is a problem.

Bascom shared that Joe with Wildlife Rescue, stated that many of the storage closet doors do not meet the cement base. He has suggested that some of the doors be replaced, while others may need a metal kick plate and/or weather stripping at the base of the door. This is to be able to close the gap and prevent rodents from being able to enter the unit/building.

Owners who change out their AC units, are responsible for making sure that they are properly sealed at the hoses so that rodents are not able to enter a unit/ building through the openings.

Insurance – B. Martin shared that since the Board of Directors voted to require all unit owners to insure their property, that many of the owners do not have adequate insurance on their units. This could cause a problem should someone get hurt or if there is a fire and the unit needs to be replaced. Martin shared that we have had instances of dog bites that have occurred. He shared a presentation showing what the requirement for each owner should be:

- Dwelling - \$50,000
- Maximum - \$1,000
- Personal Liability - \$300,000
- Loss Assessment Coverage - \$2,000
- COA as Additional Interest - INCL

B. Brown stated that he is for the owner's minimum insurance requirements. If an owner wants more coverage, that would be fine. He apologized for not providing an original minimum coverage when the Board made the decision to require all of the unit owners to carry insurance.

M. Ramos shared that she does not agree with setting minimum insurance requirements. Martin shared that the hardship for owners in building 8 was because they did not have adequate insurance to replace their unit. **Board Approved 4-1.**

B. Martin shared that they have a new software program that the association would be able to use for free. This software will assist the association in tracking the owner's insurance policies, send them renewals reminders and more.

COVID-19 – B. Martin and S. Brown spoke about the number of Coronavirus cases spiking in Hillsborough County. S. Brown stated that it is the Association's responsibility to do its part to protect the unit owners and the residents as best as possible and if that meant keeping the amenities closed, then so be it.

Opening the Amenities – B. Brown stated that it is important that unit owners understand that it is not up to Bascom to open the amenities, that it is a Board's decision. Brown discussed the cost and the risk of opening the amenities. **The Board voted 5 to 0 to leave the pools and the gym closed.** They will revisit the opening of the amenities at the next board meeting.

The Revision of the Amended & Restated Condo Docs – Shawn shared that the current Condominium Documents are from the 1980's and that they are outdated. Many of the laws have changed, leaving the association without protection. The Revised & Restated Condominium Documents are updated with the current law. B. Brown shared that there have been instances where the association have lost because the wording in the current docs are no longer valid. S. Brown asked if there were any questions.

Based on the Proxy's, the Board voted to accept the Amended & Restated Condominium Documents.

Passed **Votes: 168 Yes 1 No**

The 2021 Budget & Association Dues – The board voted 5-0 to approve the 2021 Budget.

There is no unit price increase in the 2021. Brown stated that there are always going to be cost for attorney fees, gate repairs, insurance, payroll, tree work and at times, unexpected expenses that are beyond our control. **The Board approved the budget as stated 5-0.**

- One Bedroom \$183.70
- Two Bedroom \$251.29
- Three Bedroom \$328.75

Vote to Fund or Waiver Reserves – Proxy counts as follows:

1. Should any common surplus (excess of Association Revenue over Association expenses) from this year be applied to next year's budget for Revenue Rule 70-604 purpose?

#1. Passed **Votes: 166 Yes 1 No**

2. Should reserves required by section 718.112(2)(f), Florida Statutes, be waived for the next fiscal year? The Board recommends a **no** vote on waving the reserves.

#2 Passed **Votes: 10 Yes 157 No**

Based on the votes, the Board **will** fund the reserves.

Bid for the ADA Compliance for the Parking Lot – Bascom shared that the existing parking lot area does not meet the current ADA specifications. The proposal received from Parking Lot Services is for \$55,893; and that includes ensuring that the required number of ramps, crosswalks and signage are installed where needed.

PowerPoint – A PowerPoint was presented for the scope of work that has been completed by the maintenance staff since the 3rd Quarter Meeting. The maintenance staff was recognized by Diamond Rental for the cleanliness of the compactor area. The PowerPoint also captured some of the work done

by Parking Lot Services (Seal Coating Team). Bascom, credited A. Rivera with putting the PowerPoint together.

Staff Recognitions – Brown shared that the staff has worked very hard and that they should be recognized for their work. The Board voted to provide a gift card to each staff member.

Old Business:

Resurfacing of the back pool – This task was approved by the board in 2019, but it has been delayed due to COVID-19. Hopefully, it can be rescheduled in 2021. B. Brown stated that since the pools are closed, we do not have to be in a hurry.

Seal Coating – Parking Lot Servicers completed the Seal Coating in October 2020.

Open Forum – Brown opened the meeting for any comments that owners may have. There were no comments.

Thank you to Bruno Pittini for your five (5) Years of Service as the Vice President. It has been a pleasure to work with you.

The meeting was adjourned at 8:21pm.