



Meeting Minutes August 3, 2022

The meeting called to order at 6:35pm by C. Commons.

2022 Board Members present:

- Charlie Commons – Vice President
- Julian Blanco - Secretary

Staff present:

- Tonia Bascom
- Yesenia Orozco for check-in

Others present:

Michael Wells – Auditor, Hamilton & Associates

Shawn Brown – Attorney, Kay Bender Rembaum Attorney at Law

Condominium owners present:

- Sign in sheet on file in the COA Office
- Reports by Officers – Charlie voted that the minutes for the annual meeting be approved as written. It was second by J. Blanco, Secretary.

New Business –

2021 Audit – Michael Wells, auditor with Hamilton & Associates, CPA, LLC., reviewed the 2021 audit reported in detail. He asked if there were any questions. There were none.

2022 Insurance Renewal - Billy Martin, Comegys Insurance Agent, shared that every Property Insurance Company in the state is between a 30% to 100% rate increase. Other communities with older buildings are forced into the state insurance pool due to the lack of companies willing to offer coverage. Additionally, every three years the association is required to secure an updated replacement cost evaluation and new construction costs that has also risen significantly in the last two years. Between the higher limits to meet current replacement values and the ever-hardening insurance marketplace. We were anticipating a significant increase. Originally the best Property Insurance offer we were able to obtain was around \$70k over the expiring policy. At the last minute we received an offer that was just over a \$40k increase over the expiring Property Insurance Policy. The total increase with higher limits ended up being approximately 35% more than the expiring premium for ALL lines of coverage. This was impressive news compared to what others are facing throughout the state.

Ring Doorbells & Cameras – Shawn Brown, attorney shared that he recommends that the Board have additional discussion.

Sale of two units 217 Thorntree Place & 648 Golden Raintree Place – Shawn Brown shared that the association listed two of the units that we acquired through foreclosure and that 217 Thorntree Place has sold and that the sale is pending for 648 Golden Raintree Place.

Cameras for the playground – C. Commons shared that the association has received a bid for \$3,648.55 from Secure2Ware to install three (3) cameras at the playground.

Tennis Court – C. Commons shared that the association has received an updated bid of \$67,725.00 to replace the tennis court. The existing tennis court is beyond repair.

ADA Compliant Seating for the playground – C. Commons shared that the seating is in production and at the time of the meeting we did not have an ETA for the delivery.

Water Deposit – T. Bascom shared that due to COVID – 19 that we are no longer able to turn off a resident's water for non-payment and that we have had residents that have just moved out without notifying the association, the property manager and/or the unit owners. This leaves the unit owner(s) stuck with bill minus the \$100.00 water deposit. Because of this, unit owners and property managers have asked us to increase the water deposit to \$200.

After discussion by the unit owners, the Board agreed and voted 2-0 to increase the water deposit from \$100.00 to \$175.00. However, unit owners will still be responsible for all outstanding balances to Oates Energy, LLC should there be any.

Back Pool Resurfacing – T. Bascom shared that since the annual meeting, that she contacted Sunsational Pools and inquired about moving forward and to schedule the resurfacing of the back pool. Sunsational has declined to do the job. Their reason is because it is too difficult to find the necessary materials and because of that, they will only service accounts in Pinellas County.

Soffits & Gable Ends – C. Commons shared that we have reached to vendors, who have stated that there is a shortage of materials and workers. So, they have declined to bid the job.

Power Meter Banks – T. Bascom shared that the Board has contracted with Power Electric to change out the power meter banks on buildings 6, 10 & 18. Power Electric has filed for the permits, and they are currently waiting on TECO for the shut off dates. Once the shut off dates are received that the owners and tenants will be notified in writing.

Open Forum:

Cats vs. Raccoons – T. Bascom shared that residents are putting cat food out to feed the cats in the public areas of the property and that the staff is instructed to discard all food dishes that they see in the public areas of the property.

Owners are reminded, that leaving cat food out is a violation of the community rules and that it can be dangerous as raccoons can be aggressive when feeding. Bascom shared that she has received complaints from residents in the areas where the cats are being feed and that in these areas, the traffic of the raccoons have increased. She asked owners to please ask their tenants to stop feeding the cats.

Leak between buildings fifteen (15) & sixteen (16) – Bascom shared that the leak that happen early July was a mainline leak and not a sewer leak. This waterline supplies clean water throughout the property. Alvarez Plumbing was called, and the line was temporarily repaired to stop the water from leaking until they can replace the pipe that was damaged.

Adjourned - The meeting adjourned at 8:47pm.