



Annual Meeting Minutes November 8, 2019

The meeting was called to order at 6:39pm by B. Brown.

Board Members present:

- Ben Brown – President
- Bruno Pittini – Vice President
- Charlie Commons - Secretary

Absent:

- Eli Caraballo-Tirado - Outgoing Treasurer
- Balan Nair – Outgoing Director

Staff present:

- Tonia Bascom
- Ammy Rivera

Others present:

Billy Martin – Comegys Insurance

Jason Dixon - Riteway Towing

A quorum was established, and the proxy count was given. 168 out of 204 owners returned their proxies.

Proof of meeting notice was provided by T. Bascom.

The Board of Directors were installed for 2020, and they will serve in the following roles.

Board Members present:

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

Condo owners present:

- Sign in sheet on file in the COA Office

Reports by Officers – None were given.

B. Brown opened the meeting by introducing himself, as well as the new Board Members. He then thanked the owners for attending the meeting.

New Business:

Parking Regulations – Riteway Towing – Jason Dixon shared how the association could improve on parking when it relates to parking decals, signage, parking of commercial vehicles and visitor parking spaces. After much discussion, B. Brown suggested that we table this agenda once again.

Insurance - Billy Martin, Agent for Comegys Insurance shared that the Board of Directors have done a great job at ensuring that the association is properly covered. Martin stated that due to the board’s decision to increase the coverage on the buildings regularly, it minimized the out of pocket cost that would have been required if the association had remained without proper insurance. He related it back to the fire of May 2017, stating the association paid \$35,000. This was after the insurance company had paid the maximum amount of the policy. If the association had not been properly insured, it would have cost more money.

Martin shared that he was working with S. Brown (Association Attorney) in a collaboration to establish an appropriate amount of insurance coverage for all the unit owners. He stated that some of the owners do not have adequate insurance coverage on their units and this could be a problem if there is a fire or an accident and/or someone gets hurt in the property. He stated that a \$2,500 policy is not an adequate coverage for unit owners. His main concern was that the unit owners did not understand their liability to the association, their tenants and/or themselves.

Brown asked if the wind mitigation had an impact on the quotes for the unit owners. Martin said yes, that on average the coverage is costing the owners between \$600 - \$700 per policy.

2020 Budget & Association Dues – The board voted 4-0 to approve the 2020 Budget. This budget includes a \$1.00 increase per unit that will take effect on January 1, 2020. Brown stated that there is always going to be a cost for attorney fees, gate repairs, insurance, payroll, tree work and at times, unexpected instances that are out of our control. The Board approved the \$1.00, to take effect January 1, 2020.

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

Vote to Fund or Waiver Reserves – Proxy count 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: 168 Yes 0 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: 0 Yes 168 No

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

Water Leaks & Damages – Brown shared that the association currently has Water Damage Procedures in place for the owners to follow. He stated that if you have a leak in your unit and it is very minor (not causing any damage), that you will be given a few days to take care of it. If it is a constant or major leak that is affecting another unit, your water will be shut off until the repair is made.

TECO - Zap Cap – Brown shared that TECO recommends that the association install Zap Cap. This is to prevent us from losing cameras, computers and other electronics. Due to the most recent power surge, we lost several electrical items including camera's, modems, phone systems, the office radio and more. TECO shared that if we would have had their Zap Cap, some of these items would have been covered by them. **Approved 4 to 0.**

Bid to Replace the Pool Deck at the Clubhouse – We received two bids from Sunsational Pools and Sharper Image to replace the main pool deck. The first bid was from Sunsational Pools in the amount of \$19,610. The second bid was from Sharper Image Pools LLC., in the amount of \$12,728.50. Brown stated that due to the condition of the pool deck, it must be replaced in order to avoid having the pool closed by Hillsborough County. After some discussion, the decision was made that we will use Sunsational Pools to replace the pool deck at the clubhouse because we have worked with them in the past. **Approved 4 to 0. This job would be done late January early February; this would ensure that the pool is reopened in time for Spring.**

Bid to Resurface Both Pools – We received two bids to resurface both pools. The bid from Sunsational to resurface the clubhouse pool is \$16,310 and \$14,495 for the back pool. Tampa Pool Restorations bid to resurface the clubhouse pool is \$15,302.00 and the back pool is \$11,954. Brown suggested that if Sunsational Pools is doing the deck, that it would be better to have them do the resurfacing as well. This would allow for the work to be consistent and timely.

Bascom recommended that although we have the bids for both pools, that we do them one at a time. Brown said that he agreed with the recommendation. **Approved 4 to 0. This job would be done late January, early February; this will ensure that the pool is reopened in time for Spring.**

Bid to Seal Coat & ADA Compliance – The Board discussed the bids received from Parking Lot Services to do the Seal Coat and ADA Compliance. The Board voted 4 to 0 to do the Seal Coat at the end of May 2020, but to hold off on the ADA Compliance.

Bid to Replace the Gym Equipment – Bascom shared that we have received a bid from FitRev to replace the gym equipment. The current equipment is more than 16 years old and it is very difficult to get parts for. The gym is used by the residents here daily. It was shared that many of the residents and owners are asking when the current equipment is going to be updated. Bascom shared that whenever a new resident comes in to enquire about the gym, some of them forgo

getting a key because of how outdated the equipment has become. **The Board voted 4 to 0 to replace the gym equipment.**

Revision of Condominium Documents – Brown stated the Board has had several discussions with the attorney concerning updating the condo docs. He shared that the condo docs were drafted in the 80's and because they are not current, it has caused the association to lose in a few cases. The Board had made the decision to move forward with updating the condo docs with the current language. Bascom shared that per the association's attorney, a draft must be mailed to every owner and that a special meeting is mandatory to approve the condo docs.

PowerPoint – A PowerPoint was presented of the scope of work that has been completed by the maintenance staff since the 1st Quarter Meeting was presented. The PowerPoint also captured some of the work that was done by Parking Lot Services (Paving) and CutUps Landscaping.

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

Community Event: An Evening with Santa - Friday, December 6, 2019 – The Board approved 4 to 0.

Open forum – Brown opened the meeting for any comments that owners might have.

M. Ramos stated that she is concerned with doors being white, infestation of roaches, broken window blinds, leaks from unit to unit, the entrance gate needing repair and the tape on some windows.

Bascom addressed each of the concerns. She stated that owners have been asked to paint the door to their unit as their tenants move out. When it was suggested that the maintenance staff be assigned to paint the doors, the board voted “No” due to liability reasons. The paint code for the door is Sherwin Williams (SW1402) pear tint with a satin finish. Please do not remove the door number unless the door needs to be replaced. We don't have a replacement number for you in the office. The replacement numbers cost \$30 per door plus shipping, this cost would be the owner's responsibility.

- Bascom shared that Massey is on the property every Friday to provide pest control. In some instances, this service is refused by the residents for one reason or another. If the technician informs us of an issue, Ammy contacts the owner or property manager to notify them. If the problem is not corrected, a second notice is given. Bascom shared that the unit in question was addressed by the owners and that the tenants were evicted when it effected the other residents.
- Bascom addressed the concern of the broken window blinds by stating that all unit owners with a broken window blind, have been notified and that most of the blinds have been corrected. There are still a few that need to be replaced but the owners/property

managers are working on it. Some owners are currently in the process of evicting tenants and this may cause some delay in the replacement of the blinds.

- Brown stated that the subject of leaks was addressed earlier in the meeting.
- Bascom shared that she is waiting on a bid from Witt Fence to repair the pickets in the entrance gate.
- Tape on the Window – Bascom shared that the owner and resident have been notified several times about the tape on the window from a prior storm. Most recently the owner in question was contacted and asked to be given some time to resolve the issue. We will receive updates soon.
- Brown asked if the compactor area has improved since the additional cameras have been installed. Bascom stated that while it's not perfect, it has gotten a lot better and that several residents have been fined.
- Bascom shared that several residents have expressed their concerns of being recorded on the ring doorbell without their permission. D. Garcia stated that she has a ring doorbell and that it's for safety reasons. Bascom stated that we are waiting on a response from the attorney.
- A. Rivera (Administrative Assistant) shared that the noise complaints have become an issue. She stated that the office is receiving them more frequently. Bascom stated that we must remember we are each other's neighbors, and everyone should lower their volume between the hours of 10pm and 8am.

B. Brown appointed Michael Dohner to fill the open seat on the Board as Director.

Meeting was adjourned 9:05pm.