



Board Meeting Minutes August 14, 2020

The meeting was called to order at 3:07pm by B. Brown.

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

Dan Raulerson – Auditor, Raulerson Castillo & Company

A quorum was established.

Proof of meeting notice was provided by T. Bascom.

Annual Meeting Minutes - The Board voted to approve the minutes of the Annual Meeting as written.

Treasurer's Report – Reviewed by B. Brown. Brown discussed some of the upcoming expenses.

Old Business:

Replace the Pool Deck – Clubhouse

- Completed February 2020

Resurface the Pool – Clubhouse

- Completed February 2020

Seal Coat & ADA Compliance

- Due May 2020

Replace the Gym Equipment

- Completed February 2020

Revision of the Condo Docs

- In progress, S. Brown recommended to the Board that they add the ability to hold virtual meetings. **Approved 5-0.**

New Business:

2019 Audit – Dan Raulerson - Dan reviewed the audit and asked if there were any questions. There were no questions.

Parking Lot Services (Seal Coating) – Brown shared that it is customary that seal coating takes place a year after paving is done, but due to COVID-19 it did not happen. We should have had this done in May 2020. **Approved 5-0.**

B. Brown stated that we must address the ADA compliance for the property and that the cost is \$60,000.

Insurance - Billy Martin, Agent for Comegys Insurance shared that the market for insurance has taken a price increase. He suggested that the Board take this into consideration when building the 2021 budget. Brown stated to budget for 25% increase.

B. Martin addressed how COVID-19 is impacting communities from the insurance industry. He shared that both he and T. Bascom have had many conversations about the pools and gym being closed. A two-question survey was put together and sent to all the owners via the US Postal Service and email. The questions were as follows: Do you want to open the pool? Are you willing to pay an additional fee of \$50 per month to cover the additional cost to have the pool open? The response was to not open the pools or the gym. **The Board voted 5 to 0 to leave the pools and the gym closed.**

B. Brown stated that we could revisit these questions again at the next Board Meeting. Bascom stated that the next meeting would be the annual meeting in November.

Annual Meeting - T. Bascom asked S. Brown if the annual meeting could be held by zoom. He replied no. The State of Florida requires that the annual meeting must be held at the designated location and the only people allowed at the meeting is the Board, Management, and other Professionals that represent the Association. Everyone can participate in the meeting via zoom, but all ballots must be submitted prior to the annual meeting either via mail or in person by placing your ballot in the drop box. This will need to be done early for the ballots to be counted during the meeting.

Pest Control – B. Brown discussed the ways to prevent us from having a rodent issue.

- Owners must have a firm conversation with their tenant(s) about leaving trash outside the door.
- Owners must be firm with their tenant(s) about putting out cat food.
- Put a metal kick plate and/or weather stripping at the base of the storage room door to close the gap.
- Owners with a patio are responsible for cutting the lawn and maintaining the area. Trash should never be stored in a patio or on a balcony.
- Keep the patio and balcony free of clutter and debris.

Lawn Care Service – B. Brown shared that our current provider has requested a price increase. The vendor stated that if the price increase is not honored, that he would discontinue his services. We explained to the vendor that we would need to present his bid to the Board at the next meeting. T. Bascom shared that the current provider is not doing a good job and that we are receiving complaints from the residents and owners.

Brown stated that we had received several bids. ASI Landscape Management, Cut-Ups Lawn Service, Florida Landscape and Yellowstone Landscape. The Board discussed the bids and voted 5 to 0 to accept the bid from Yellowstone.

Open Forum -

B. Bonhomme requested to enclose the balcony of 224 Red Maple Place. **Approved 5-0.**

B. Brown requested to enclose the balcony of 213 Red Maple Place. **Approved 5-0.**

B. Brown shared that the Board has guidelines that everyone must follow if they want to enclose their balcony.

Adjournment – The meeting was adjourned at 4:19pm.