



Meeting Minutes November 8, 2022

The meeting called to order at 6:33pm by C. Commons.

2022 Board Members present:

- Ben Brown – President (via phone)
- Charlie Commons – Vice President
- Julian Blanco - Secretary

Staff present:

- Tonia Bascom
- Melissa Campos for check-in

Others present:

Billy Martin – Comegys's Insurance Representative

Wesley Jones – Attorney, Glausier, Knight, Jones Attorney at Law

Condominium owners present:

- Sign in sheet on file in the COA Office
- Establishment of a quorum and certifying of the proxies. We received 173 proxies.
- Proof of Meeting Notice – Certified on October 19, 2022. T. Bascom supplied proof of meeting notice.

Installation of the 2023 Board:

- Ben Brown – President
- Charlie Commons – Vice President
- Julian Blanco– Secretary
- Patricia Hatt - Treasurer

New Business –

Tennis Court –. T. Bascom shared that we received an updated bid for the tennis court from Stewart Tennis Courts & Fencing, Inc. T. Bascom shared, that the current tennis court is beyond repair and that it must be torn out and replaced because the foundation has cracks throughout. **The Board Voted 3 to 1 to move forward with replacing the tennis court.**

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 and that our increase came in just under 50% at last hour. He stated that at the time of the meeting that six insurance companies have either gone out of business or they are no longer writing policy in Florida and that makes the market even tougher.

Next, Billy shared that an HO6 Policy is required by our condominium documents and that every unit owner is required to provide proof of insurance to the association. At the time of meeting, we have approximately 50-unit owners that have not provided proof of insurance.

Finally, Billy shared that the last time that the insurance markets were this high was back in 2007 when we had six hurricanes and 15 storms. He said that he is hopeful that things will get better soon because folks are struggling to keep up. However, we have projected a 30% increase for 2023 prices increase. Brown said that if things don't get better soon that the Board will have to consider some alternatives as we cannot keep increasing the COA fees.

T. Bascom shared that the 30% increase is included in the 2023 Budget and this would increase our insurance premium over \$250K. Brown shared that 10 years ago that our insurance was \$70K.

2023 Budget –

The Board voted 4-0 to approve the 2023 Budget. Brown said that with the current increases of cost to the association plus the increase insurance, that we have no choice but to increase the association dues to keep up. The new rate for the 2023 Dues is:

- One Bedroom – change in price from \$204.38 to \$243.41. This is an increase of \$39.03 per month.
- Two Bedroom – change in price from \$280.23 to \$333.74 this is an increase of \$53.51 per month.
- Three Bedroom - change in price from \$366.50 to \$436.49. This is an increase of \$69.99 per month.

This change is effective January 1, 2023.

Unit Owners who have a balance due on your special assessment, you will need to add the special assessment to your monthly payment.

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: 172 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: 54 Yes 119 No

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

Resurfacing the Back Pool –

Bascom shared that since calling Sunsational Pools and that they are no longer doing business in Hillsborough County that she contacted Apollo Pools, and they gave two quotes for the resurfacing the back pool. Quote # 1 is \$21,870 with a quartz finish and that Quote # 2 is \$25,870 with a pebble finish. **The Board approved Apollo Pools to resurface the back pool 4 to 0.**

The Quartz finish will last 30 years if it is maintained correctly.

Ring Doorbells Cameras –

Bascom shared that Ring Doorbells are still a concern. As some of them have been installed to the common areas of the property. W. Jones asked has anyone submitted a letter to the Association asking permission to install a Ring Doorbell & Camera. Bascom said no. Not one person has asked for permission in writing or otherwise to install a ring doorbell camera. Wesley shared that by installing a ring doorbell

camera, that you are making a material alteration to the structure and that is not allowed. He shared that his firm has drafted a letter that will be mailed to all who are in violation of installing a ring doorbell camera once the letter is approved by the Board.

ADA Compliant Seating at the Playground – Miracle Playground Equipment has estimated that the new seating at playground will be installed in January weather permitting.

Open Forum:

- L. Galarza – Asked how noise complaints are handled? Bascom shared that she reaches out to the unit owners and informed them of the complaint. Also, that she reminds everyone that we are each other neighbors. That just like you hear your neighbor, that your neighbor hears you.
- L. Galarza – asked for permission to change out the back door of her unit because it is water damaged and will not close. They would like to change the door to a six-panel door to match the one that are in building 8. The door would be a steel door to meet the requirements of the association. B. Brown said that he would like for all doors to be uniform. So, if the Board were to approve the door, then as owners change out their doors that would choose either the single panel or the six-panel door. **Board approved the door to be changed to a six-panel steel door.**

Meeting was adjourned at 7:30pm for the meeting of Board of Directors –

- The meeting was called to order by W. Jones at 7:31pm.
- Certified Quorum of Board of Directors – Wesley shared the per Florida Statute the Board can have two-year staggered terms for three Board Members and that two Board members would have one-year terms.
- The Board voted to continue with the one-year terms.

Election of the 2023 Officers / Directors -

- Ben Brown – President
- Charlie Commons – Vice President
- Julian Blanco– Secretary
- Patricia Hatt – Treasurer

Marisol Ramos asked if she could be appointed to the open seat on Board? W. Jones, attorney said that the Board President could appointment someone to the Board for the one open seat. He asked Ramos if she submitted a letter of interest to be on the Board? She did not.

Adjourned - The meeting was adjourned at 7:54pm.