

Board Meeting August 21, 2023

No comments on previous minutes from June's meeting and no meeting in July. Joy Tapper gives motion to accept previous minutes, Camille Roberts seconds.

Board Members in Attendance: Joy Tapper, John Hester, Susan Wonder, Camille Roberts, Amy Cox, and Hailey Stefan.

Other residents: Mack Ogren, Ann Goldman, Lisa Lally & Rita Szymanski

Meeting called to order at 6:31 pm by Joy Tapper. There was proof of notice and there is a quorum. Minutes from previous meeting in April were distributed. Camille accepted, and Susan seconded. Approved.

Treasurer's report:

Treasurer's Report by John Hester; below.

Financial Summary Report:

Month: July 2023

	Revenue Actual	Budget	Expenses Actual	Budget
Month	\$ 16,918.39	\$ 16,800.00	\$ 15,219.29	\$ 16,800.00
Y-T-D	\$ 97,435.98	\$100,800.00	\$81,292.51	\$100,800.00
		Variance	\$ 19,507.49	

Cash Position

Operating Fund	\$ 38,792.77	Note: Includes Prepays \$5,421.18
Reserve Fund	\$ 88,536.09	
Total	\$127,148.86	

Managers' Report:

Painting project going on. Christina will be doing a walk-thru on Friday this week. Joy asked about pool house, Christina will check with George on that. Nobody in collections and no pending legal actions. Camille asked about buying and not immediately renting it, Joy asked that we discuss in new business.

Old Business:

Ann Goldman has some paint splatter, Christina will have George scrape it off and she has a leak issue in the front of her unit and no water to her plants, Christina says Wayne will come out and look at it, it's in courtyard side closest to house.

Pool Equipment: Was fixed the same day the issue was reported. Artistic Pools was our pool company but aren't servicing HB Cty any longer, the current pool company came back, and they put different equipment in that we are paying off over a 2-3 year period. Christina asked do we want to pay off the pool equipment from reserves so that going forward we pay monthly? Joy says we need to wait until painting is done before taking anything out of reserves.

Budget: Christina will start working on it from their end in September. August was the final payment for the special assessment. TECO may be coming down 10%. Next big project will be to start reserving for roofs again. Joy mentioned we are barely making it with current reserves and noted that all expenses have been going up and we need to be able to maintain this property.

Hurricane Preparedness: We need to decide our plan as we are in storm season.

New Business:

Renters: The Board needs to enforce that no short-term rentals are allowed, and units must be owned at least a year before they can be rented out. Somebody did it knowing they weren't supposed to do it and we have no ramifications. A year has already passed with the tenants and the owner said that it wasn't rented. Hoping for some rule enforcement. Joy and John H will discuss and present some options and ideas at the next board meeting. Christina mentioned eviction as a course of action, but the consensus was, we don't really want to take legal action, just want going forward some enforcement or penalties, etc. to keep rules followed.

Pool Chairs: are falling apart, need to get new ones and haul broken ones away.

Owner's Questions:

Joy asked if anyone had any questions.

Lisa: Asked if sprinkler head got fixed that she told Joy about. Christina doesn't know if they have gotten to this.

Mack: Asked if there is inspection Friday to look at paint jobs. He says there are some small items that won't take long to take care of, Christina will review.

Susan: Asked about gutter guards, to make sure they are adjusted and laying down. Some are lying in flower boxes; Christina will make sure they get those.

Ann: Sprinkler issue in front and paint spilled on her lower roof front that you can see from unit 7, and old caulking on the front side and gutters in lousy shape, covering has leaves and looks terrible. Christina says they will take care of the issues (other than the sprinkler which is on the list) on Friday.

Rita: Shows that October is the final payment on driveway. Christina says the loan is done in August, but she will review accounting for Rita.

Lisa: Mentioned her driveway looks terrible. Nothing we can do about it; it's the well water and nothing will take it out.

Hailey: School parking issues; Christina said she left a message and may have to come and talk in person.

Camille: Our trash pickup is now M & W which started a couple months ago, but it used to be M & Th. Recycling is on Tuesday. Joy says there's don't come on same day every week for her row.

Moved to adjourn by Joy and seconded by Susan at 7:19 pm.