

Meeting Notes 06/21/2023

Called to Order 4:21 PM

In attendance: Megan, Deann, Mike (via Zoom), Margaret

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Ameri-Tech and via zoom for Mike

Approval of Minutes: May minutes were approved

President's/Manager's Report

None

Treasurers' Report:

1. As of 6/16/2023:
2. Operating Funds: \$94,697
- Reserve Funds: \$33,507
- Expenses: \$79,753
- Total Delinquencies: \$17,603

Old Business:

1. Delinquencies: Reviewed all delinquent accounts and noted which accounts would be referred to collections. A motion was made to accept a payment schedule from a delinquent account
2. Reserve Study: Discussed two Reserve Study quotes and the requirements. A motion was made to accept the FPAT quote.
3. Drainage: A discussion of Florida's weather and how it impacts property. The board is to draft a response to the unit owner's correspondence concerning her drainage issues. The unit owner stated that she attempted to find "a less expensive solution" and the board would like to know the details of this attempt including companies contacted and any quotes. Megan will draft the response and forward to Ameri-Tech for review and distribution.

New Business

1. Budget Review: Guest speaker – Phil Colettis
2. Phil reviewed how the budget is assembled.
 - a. He reviewed what the board should monitor monthly.
 - b. Reviewed the reserves and the difference between pooled and allocated and required vs. discretionary.
 - c. Reviewed where expenses and income are allocated on the general ledger and to the budget. Discussed making plumbing expense its own G/L number.
3. T.C. reviewed the monthly reports and what they mean.

Comments

- No unit owners attended the meeting

Adjourned 6:06 PM

Next Meeting: July 20, 2023

Motions:

Motion: To waive reading of May's minutes. Made by Megan- 2nd by Dean 4 in favor/0 opposed.

Motion: To approve May's minutes as presented. Made by Megan- 2nd by Dean 4 in favor/0 opposed.

Motion: To accept unit 12's payment schedule but noted that if not kept will be sent to collections.
Made by Megan- 2nd by Mike 4 in favor/0 opposed.

Motion: To approve FPAT Reserve Study quote for \$1,155. Made by Margaret- 2nd by Megan 4 in favor/0 opposed.

Motion: To adjourn at 6:04 PM. Made by Deann- 2nd by Margaret 4 in favor/0 opposed.