

Meeting Notes 04/18/2024

Called to Order 6:00 PM

In attendance: Mike, Megan (via zoom), Margaret, Deann, Marina

Absent: None

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: March 2024 minutes were approved

Guest Speaker: Pete from Bug Master:

1. Pete gave an overview of the company.
 - a. In business since 1980.
 - b. Family owned.
 - c. 30 years in termite control.
 - d. Uses both Termidor and bait traps,
 - e. Will inspect property on a regular basis.
 - f. Cost: Total cost \$25,792 – 50% first year (\$12,892)/25% next 0 25% next year (final payment) \$10,311. Second and third payment include annual fee.
 - g. Does not do a damage warranty.
 - h. Will issue a list of maintenance items that need to be done.
 - i. Example: Shrubbery needs to be 12” to 18” from unit structures.
 - i. Will report/notify management if any issues are observed during inspections.
 - j. Will need access to unit’s back patio areas.
 - k. Will issue a schedule with specific date to alert unit owners. The board will need to review, make a list of questions (if any) and vote on termite control next meeting.

President:

1. Margaret requested that electronic board business be by email only. Board may send alerts via text to members.
2. Treasurers’ Report:
 1. Marina distributed a report about her meeting with Ameri-Tech’s accountant.
 - a. Reported a productive meeting with Ruth at Ameri-Tech.
 - b. Reported that Ruth will reconcile accounts that were questioned.
 - c. Marina will follow up with Ruth and report back to board.
 2. Current delinquencies now: \$27,996.
 - a. Discrepancies were noticed in delinquencies report – T. C. to meet with Ameri-Tech’s accountant to correct.
3. Landscaping
 - a. Irrigation: T.C. will get an additional bid and looking into contacting other vendors
 - i. T.C. is contacting additional vendors
 - b. Trees: US Lawns bid:

- i. Palm Trees: \$5,555.
 - ii. Large Trees: \$3,075.
 - c. Charlie to get bid/information to have bushes planted by building 2027 (fence replacement).
4. Poles: Unit owner confirmed the wooden posts in rear patio are used for shade mounting and that they are treated and installed in concrete. Will not be a termite source.
5. Pressure Washing: tabled for next meeting
6. Drainage:
 - a. Three bids received. Each bid in excess of \$100,000.
 - b. Margaret requested that Charlie and Matt (unit 73's son) review the issue – the survey will be sent to Charlie.
 - c. Although Marina mentioned her neighbors have experienced the same issue; Margaret requested that these unit owner's make a formal complaint (including pictures) to Ameri-Tech about their experience.
7. Maintenance review: tabled for next meeting.
8. Board reviewed plumbing issues.
9. Discussed new Condominium Law. T.C. included the law summary in board package and encouraged the board member to review. This law CS/CS/CS/HB 1021 Community Associations is scheduled to go into effect July 1, 2024.
10. Open board seat:
 - a. The board can appoint a unit owner to complete the term of a departing director or can leave the seat open until the election.
 - i. To fill: The director(s) would interview if multiple parties are interested.

Adjourned: 8:22 PM

Next Meeting: May 23, 2024 (delayed one week to accommodate attendance issues)

Motions:

Motion: To waive reading of March 2024 Meeting minutes. Made by Marina - 2nd by Deann 5 in favor/0 opposed/passed.

Motion: To approve March 2024 Meeting minutes. Made by Deann - 2nd by Margaret 5 in favor/0 opposed/passed.

Motion: To authorized the planting of bushes by building 2064 for \$500. Made by Deann - 2nd by Marina 5 in favor/0 opposed/passed.