

Minutes of June 20, 2019 Meeting of the Board of Directors

The meeting was called to order at 9:30 a.m. by President George Filiau with a salute to the flag.

Roll call was taken and present were George Filiau, Bob Arsenault, Fay Burgeson, Bob Gambaro, Jim Schimpf, Alan Waldauer, Peter Whyte and Joe Polkowski from our Mainlands Office were in attendance.

Fay Burgeson read minutes of the March 19th meeting. Jim Schimpf made the motion to accept. Alan Waldauer seconded. All agreed.

George Filiau presented the State of the Unit:

- Construction on the 40th Street gate is scheduled to begin June 24. The schedule for residents to receive their RFID strips will be announced via Robo call. Instructions will appear on the website.
- Suspicious persons should be reported to the Office (Hours: 7:30 a.m. – 4:00 p.m.), the Police non-emergency line after hours or George Filiau.
- We need to be more diligent with our clubhouse utilities and security.
- Two cases regarding underage resident violations have been resolved. A third case will go to court.
- An additional maintenance man has been hired to cover the increase in work orders (age of homes and sprinkler system).

Director Reports:

Alan Waldauer, Treasurer – Advised current activity with operating account and CDs. 2020 Budget will be compiled by end of June for discussion in July.

Pete Whyte, Lawns – Lawns are in good shape. Water is always an issue. Contractor suggested we reduce the fertilizer at this time.

Bob Arsenault, Paint – Painting is done for 2019. Better paint is a plus.

Fay Burgeson, Secretary – Have had 4 new residents in April and 1 in June. New directories are in the works.

Jim Schimpf, Clubhouse and Pool – All residents have keys to enable pool access. Pool fence needs repair on west side. Pool inspection has been positive. George added that we passed our recent pool inspection with 'flying colors'. Shuffleboard courts have been refurbished. Roof going up on new storage addition. Will be utilizing grassy area adjacent to parking lot for golf carts.

Bob Gambaro, Alterations – Have had several including driveways, windows, garage doors.

Joe Polkowski, Mainlands Office – We are having some issues with raccoons. Opossum and armadillos do not seem to be a problem so there is no need for traps. If traps are needed, you can check them out at the office. Authorities are relocating ‘nuisance’ gators. We are still working on the new office building project. Two options are to sell both of our lots and purchase the Hudson lot or sell one lot and build on the other.

Old Business: “We’re Glad You Came” Book update is continuing.

New Business:

- Palomar rights to vote and use amenities: Charlie Palomar has been fined \$1,000 (\$100/day per the Fining Committee) due in 90 days for the rule infraction of having underage people living in his home. At this point, we are required to use his name and address when referring to the infraction. This individual has not paid his fine for the infraction and it is now over 90 days past due. According to Florida statutes, we can take away his voting rights and his right to use the amenities, therefore, a motion is needed. Motion: **Mr. Charles Palomar living at 4466 100th Avenue was fined for having underage people living in the home which has been going on for a long time. We are asking for a vote to take away his voting rights and the right to use the amenities. A motion is required.** The motion was made by Fay Burgeson and seconded by Jim Schimpf. All agreed. A letter will be sent in the next few days stating that we are removing Mr. Palomar’s right to the amenities and his right to vote per the approved motion.
- Insurance Companies and Roofs: This is becoming an issue with regard to insurance. Insurance companies are refusing to insure homes due to roofs. Discussion ensued. It was proposed that **if a resident’s homeowner received a letter of rejection from their insurance company due to the roof, the notice is to be given to the Board of Directors for review and possible action.** Motion: Alan Waldauer. Second: Jim Schimpf. All agreed. Roofs continue to go up in cost. Joe Polkowski (Office) has tried to get a cost per square without success. However, a recent bid for a clubhouse roof was awarded to Webb with the lowest quote bidding the job using the cost per square method.
- Year-to-date, we have replaced 5 flat roofs and 5 tile roofs. Currently, we have exceeded our 2019 budget by \$19,000. The standard age for tile roofs is 22 years, flat roofs 15 years. At present we have 131 flat roofs over 15 years old and 3 tile roofs over 25 years old. **It was proposed that we start replacing roofs considered to be beyond useful life (22 years for tile roofs and 15 years for flat roofs) concentrating on those in less than ideal condition.** Motion: Pete Whyte. Second: Jim Schimpf. All agreed. Joe Polkowski is getting roofing company bids for different roofs. In the meantime, George Filiau has been trying to reach our State Representative, Jeff Brandeis, regarding insurance company demands. To date, Mr. Brandeis office has not responded. We will need to find

ways to get more funding for roofs. Our choices are to increase our maintenance fees or impose an assessment. We will discuss this during our upcoming budget meetings.

- Allowing canvas awnings on the front of our homes was discussed. **It was proposed that the awnings (roll-up type) be allowed on the front of the house to be a maximum of 10 feet in length. The awning needs to be rolled up unless it is in-use. The resident will need to maintain the awning. An alteration form needs to be submitted with the proposed color to be approved by the Alterations Director.** Motion: Pete Whyte.
Second: Jim Schimpf. All agreed.

- It has been recommended that we seal our streets. **Since our streets are scheduled to be resurfaced next year, it is proposed that we wait and not spend money on sealing the streets this year.** Motion: Fay Burgeson. Second: Jim Schimpf. All agreed.

- Board of Directors Meeting Schedule was discussed. We will accommodate our residents, as much as possible.

Motion was made to adjourn at 11:30 a.m. by Jim Schimpf. Second: Alan Waldauer. All agreed.

Respectfully submitted,

Fay Burgeson, Board Secretary