

BOARD MEETING MINUTES 1-17-19

Attending - Sve, Scoggins, Cook, Keefe circa 14 owners
Fisher (RPM), Plantier (Maintenance)

Sve called meeting to order at 1:00.

Notice of meeting was posted on January 15. note: Owner MacIntyre requested notices be posted on bulletin board at 6382.

Minutes of November 18 Meeting were approved.

Financial Report - For period ended 11/30/18 (eight months ytd)

Income \$30,000 over budget primarily due to Spectrum charter incentive.
Operating Expenses - \$29,000 under budget. Problem accounts Legal,
Maintenance and Utilities.

Started work on fiscal 2019 budget. Anticipate increases in cable,
insurance
and maintenance resulting in anticipated 3.5% monthly fee increase.

Landscaping - Scoggins explained ongoing concerns with lawn primarily due to sugar cane virus

epidemic. Discussed Marshall Company proposal and request made to reduce service from six to four times.

Property Manager's Report

- Annual Meeting scheduled for March 6 at 1:00.
- Deadline for submitting candidate application for BOD January 25. If no more than seven candidates an election will not be required.
- Working on 2019 budget with BOD. Anticipate a 3.5% increase. Proposed budget will be mailed to owners.
- Water Stack Pipe Lining - Interior of pipes have been cameraed. Previously approved \$9,000 for cleaning and re-inspection will be done in summer 2019.
- Pool/Spa Heaters - Two pool and the spa heater were replaced in December at a cost of \$22,000 (from reserves).

Proposed Document Changes -

- Proposed changes to Declaration of Condominium and By Laws were passed out. Sve reviewed the changes BOD working on. Owner D'Angelo requested addition of a statement regarding breeds of dogs not to be allowed. Consensus was to keep current 25 pound size limit of pets.

Re-cycling - Keefe reported flagrant violation of what is going into re-cycling bins. Cook and Sve reviewed what is allowable for re-cycling. PLASTIC BAGS ARE NOT ALLOWED..

Cook is organizing a re-cycling presentation for Annual Meeting.

Wild Life Feeding - It is a violation of Florida Law to feed wild life (birds). RPM will send letter to owners of condos violating this.

Other -

- Pressure washing of villa walkways/stairs - Due to injury and construction maintenance fell

behind but will re-start.

- Corridor carpet cleaning - Due to construction had vendor (Swiss Steam) delay but now re-scheduling.**
- Bicycles - Reminder bicycles not registered and without current stickers by end of January will be subject to disposal.**
- Kayak - Have been frustrated finding a vendor but RPM continues to look.**
- Activity Committee - Meeting scheduled for January 18. All invited.**
 - Welcome Back Brunch January 26.**

Meeting adjourned at 2:30.