

## BOARD MEETING- FEBRUARY 14, 2019

Attending - Preuett, Sve, Siswick, Scoggins, Neri, Keefe  
Fisher (RPM), Plantier (maintenance)  
11 owners

Meeting called to order at 1:00.

Landscape Committee - Reported new rye grass seed planted and doing well. Will be mowed week of 2/17. Committee will purchase additional seed to cover bald spots.

Finance - Results for 9 months ended 12/31. Income \$31,500 better than budget primarily due to Spectrum cable payment. Expenses \$16,300 better than budget with utilities (cable, sewer, electric) over budget. Reserve Fund balance \$311,000.  
- Preliminary Budget for 2019/20 fiscal year starting April - Anticipate increases (cable, sewer, water, electric and insurance.) Will continue funding reserves \$114,000 annually. Maintenance fees will increase 5.4%. Budget will be voted on at annual meeting.

Villa Committee - Nothing to report except receiving favorable comments regarding ground landscaping and maintenance around villas.

### Property Manager Report

- Annual Meeting March 6 at 1:00.
- No election for BOD as 7 positions and 7 candidates.
- Requested Marshall Pest Control (lawn fertilizer) to do 3 services per year.
- Have sent violation letters to owners for non-registered renters (2) and vehicle leaking oil (1).

Proposed Document Changes - Draft version due from attorney week of 2/17. It will be posted for comments and then mailed to owners for voting.

Automatic Door Opener for lower lobby entrance - Deposit paid this week, Installation scheduled to be completed within 5 weeks.

Re-cycling - Representative from re-cycling company will attend March 6 meeting to go over program and answer questions.

Bicycle Project - Completed checks for non-registered bicycles and donated some to Eckerd College.

Kayak Racks - Continue to be unable to find a reasonably priced vendor and now considering doing "in house".

Exhaust Vent Removal Project - Completed.

Pool Security - Some complaints not being properly checked on weekends. Fisher will contact Code 3 (security company management) for records from past couple of weekends.

Lights inside pool - Now being kept on overnight for safety.

Roof HVAC - Working with Palm IV to share large cost of crane to hoist equipment to roof.

"Rec" Room HVAC - Ceiling system is un-repairable due to out dated parts so plan is to install a floor level system.

Meeting adjourned 1:55 pm.