

Condo Association VII Meeting Minutes

Date: December 20, 2018

Location: Ameri-Tech Office Clearwater – 6:00 pm

Attendees:

Don Holzhammer, President - present
Don Stone, VP - present
Alberto Iantorno, Treasurer - absent
Kerri Crotty, Director - present
Susan Knight, Secretary – present
Greg Anderson, AmeriTech - present

Meeting Called to Order: 6:05 pm

Quorum determined

Administrative:

- No updates

New Business:

- Don H reviewed and explained each line on the 2019 budget proposal to those in attendance. Detailed major increases proposed for 2019, primarily flood insurance. All agreed to address the increase, possibly get a re-quote from insurance company and/or go out for quotes from other companies. The Board agreed to have the surveyor get our buildings reclassified out of the flood zone. Greg A. will verify the Flood zone for our area and respond back to the Board.
- Robert Mitchell of Mitchell Insurance Co made his presentation as a Broker for general and liability insurance. He made recommendations to the Board and provided quote comparisons. Mitchell's quote was approximately \$15k less than current insurance company coverage which included a workman's comp line item. Note: the Board questioned that we add a line item to include hurricane insurance which is not currently in Budget. Any difference in Insurance cost will be applied to Operating Expense line. Motion to hire Mitchell Ins by Susan Knight, 2nd by Don Stone
- Due to recent discrepancies that surfaced in our Financials S. Knight requested we arrange for an audit, done by an independent audit company. Greg will get quotes. Motion to go forward with audit by Susan Knight, 2nd by Don Stone, 3rd by Kerri Crotty
- Don Holtzhammer arranged proxy signatures to go to partial funding reserve analysis. After finding the \$125k error, the proxy is no longer required, therefore, HOA fees will increase by \$7. and does not require unit owner approval. The proxy signatures are not required to increase fees. Motion to increase HOA fees by Don Stone, 2nd by Susan Knight
- 2019 Budget is approved
- 2 new signs for pool gate have been purchased and installed.

- Discussed the new fire systems, expect to install 2-3 in 2019, monies will come from reserves and operating funds. Board agreed to accept Quick Response of Clearwater for the installation at \$11,483/each, for the remaining 5 buildings in Condo VII. Contract will include 30% down per building. Per AmeriTech, Condo VII and Condo II may be able to bundle a total of 8 fire systems in order to get the \$11,483 price per/Bldg. That is, 3 Bldgs from Condo II and 5 Bldgs from Condo VII, for a total of 8 Bldgs.
Condo VII, Bldg #2 repairs is a priority
Motion to accept Quick Response for the project by Susan Knight, 2nd by Don Stone

Old Business:

- Loans for roof and drainage expected to be paid in complete in approximately 18 months; after which all monies will go into reserves.
- Don Holtzhammer contacted the engineer in regard to the water project draining. Engineer came and noticed some drains had floating debris. Duke Energy needs to be contacted regarding water flow behind Bldg 6 to Woodlands Pky.
- Evaluate best way to reduce the cost of document storage; per Greg, we have ~18 boxes in storage at Stevens & Stevens (a secure document facility). The cost will increase from \$25/box to \$45/box in 2019. Discussed that the Board will sort and organize the documents, destroy and consolidate. Greg will verify number of boxes and other charges and Board will decide next steps. Not discussed at this meeting.

Legal/Delinquency:

- Case # 15-766-CO – 8/23/18 disbursed stipulated payment
- Case # 16-6828-CO– 8/16 and 8/31/18 disbursed stipulated payments
- 107 Woodlands – foreclosure filed on November 5, 2018, \$2626 delinquent

Violations:

- None reported

Meeting Adjourned: 7:19 pm

Next Board Meeting: February 14, 2019

Location: Condo VII Poolside