

Minutes of Board of Director's Meeting

10440 Azalea Park Drive N.

June 12, 2018 at 7 PM

Meeting called to order by President Donna Keher.

Roll call taken to establish quorum.

Present: Hank Amalfitano (via teleconference), Rich Bennett, Dave Clemens, Earl Eastman, Donna Keher

Absent: Art D'Elia, Becky Goss

A quorum was present.

Motion to waive reading and approve the minutes of the May 9, 2018 was made by Dave Clemens and seconded by Earl Eastman. Approved.

Treasurer Rich Bennett gave the treasurer's report for the month ending 5/31/18.

Petty Cash: \$500, Operating Funds: \$279,237.19, Reserve Funds: \$762,319.42, Delinquencies & Other Assets: \$16,572.32, Total Assets: \$1,058,628.93.

Motion was made by Earl Eastman and seconded by Hank Amalfitano to accept Treasurer's Report

A motion was made by Earl Eastman and seconded by Rich Bennett to accept Lowe's Painting proposal to paint the villa exteriors at \$550 per unit.

For: Hank Amalfitano, Rich Bennett, Earl Eastman, Donna Keher.

Against: Dave Clemens.

Motion carried.

A motion was made by Dave Clemens and seconded by Earl Eastman to hire Danny Wilson to provide labor in two abandoned units on Larchmont Place. Projected cost of labor, materials and new carpet installation is \$3000. Units will be marketed as rental properties after work is completed. Approved.

A discussion was held on the need to refurbish the Shuffleboard Courts or go for a community vote to change the use of this common element (2/3 vote is needed to change the use).

The reserve study recommended that the shuffleboard courts be refurbished in 2016 at an estimated expenditure of \$12,200 to be allocated within the Deferred Maintenance Reserve. 4 of the 12 courts were resurfaced in 2016/2017.

Florida Statute 718.111 charges the Association with the responsibility with managing and maintaining the common elements.

It is now estimated that about \$18,000 - \$20,000 may be needed to resurface the courts, repair the benches, install new awnings, install new score boards, repair the lighting, purchase supplies and new equipment.

Alternate uses for the space included a parking lot; a park; sodding over the area.

It was agreed that a community poll will be conducted. The poll is intended to demonstrate the level of community concern for the use of this common element. It will be difficult to proceed for a 'change of use' vote if less than 2/3 respond to the poll. Without a significant level of response, the shuffleboard courts will be refurbished as required.

Motion to adjourn meeting was made by Dave Clemens and seconded by Earl Eastman. Approved.

Meeting adjourned at 8:17 PM.

Respectfully submitted,

Mary K. Bagley – recording secretary

Present: 24

Approved: