

MINUTES
BOARD OF DIRECTORS MEETING
December 12, 2023

Call to Order: The meeting was called to order by Bob Loomis at 9:05 AM.

Directors Present:

Robert Loomis

Tom Connell

Wes Gleason

Jimmy Lammon

Carole Maeder absent

Also present, Bonnie Schinke CAM, several units represented in person and on speakerphone.

Approval of Minutes:

Motion was made by Jimmy Lammon; seconded by Wes Gleason to approve the minutes of November 21, 2023. All voted aye. The motion passed.

OFFICERS REPORTS:

President- Bob Loomis attended an all-presidents meeting of The Colony and Pelican Landing to discuss the Bylaws. Bob ran into Harry Impea the president of Navona and asked for more time on the parking lot vehicle covering issue. Bob sent out an email to remind owners to contribute to the employee holiday fund.

Treasurer's Report- Tom Connell - None currently. The financials were not available from the accountant this early as not all bank statements had been received. Tom will provide the treasurers' report to the board once they become available.

**Manager's Report
December 2023**

1. Guest Suites –December rented 32 nights.
2. Unit rentals - Detail below.
3. Sales- None at this time
4. Quarterly Fees – All have been paid.
5. Units for Sale – 2001, 1601 and 101
6. Fire Alarm System – Unit alarm inspection will be December 18 & 19. We will need access to each unit and test the strobes and the speakers.

7. Fire Sprinkler System All is in proper working condition. Wayne Automatic will be here on December 4th to finish up the deficiencies that were on the last inspection.
8. Fire Pump – Running well.
9. Diesel Generator – Running well.
10. Domestic Water Pumps – It was noted there is some major rusting on the main backflow pipe. Wayne Automatic will be out to replace the sections that is rusted. Water will be shut off for a few hours during this repair. This was completed on December 4th.
11. Landscape – We are still on limited irrigation. We have been hand watering the flowers around the fountain. There was a main irrigation 2-inch line break on November 14th that was repaired and cost \$1,500.
12. Pool and Spa – New pool heater was installed on November 29th however the submersible pump has stopped working. It was the original and was replaced on December 8th. The pool will be up and working for the weekend of December 9th.
13. Roof – Roof Seal, paint/sealant, has come in and maintenance staff is painting the roof.

UNIT	LEASE PERIOD	NAME
303	08/31/23 - 08/31/24	Marjorie Jo Koch & Lawton Koch
803	04/01/21 - 03/31/24	Stephen O'Toole
1002	05/02/22-04/30/24	Patrick & Constance Gavin
1603	12/07/23-1/04/24	Jerry & Hanna Cooper
1702	01/01/24-03/31/24	Brian & Hanna Breslin

Bonnie stated that the rental of 1702 cancelled as of this morning.

PLCA Report – No report

Colony Foundation – No report

Old Business: Nothing at this time.

New Business:

Replacement of roller on sliders -Bonnie met with Day Did for group rates. They will present the group rates so we can move forward after January 1st. Once received we will provide the group rates to owners so they may schedule for services they would like done. We will also be replacing about 20 hopper window seals.

New Attorney- Sorrento has retained the same attorney since the beginning. He has been less than responsive. It is time to look for another attorney firm. We have received one proposal and Bonnie will reach out to other firms for proposals. It was suggested that these proposals be presented to our owners who are attorneys to look over the proposals.

Social Committee report submitted by Jane Mook, read by Bob Loomis.

The Social Committee tried to hold a meeting November 28, 2023; but there was a lack of members present to accomplish anything and was postponed to January 4, 2024, when some of the members will be in residence.

However, we held a very successful Tree Trimming and Pizza Party on December 9, 2023, with 25 in attendance. Shawn Parker was in charge of this event and did a fantastic job.

We are planning a Happy Hour for December 28th @ 5:00 in the Social Room for any residents around that wish to come. They will need to sign up in advance in the office for us to obtain the interest in this get together.

On January 9th, we are planning a Desserts & Coffee starting at 7:00 pm. Other events in the planning stage are International Potluck – January 30th; Super Bowl Party – February 11th; Catered party – March 14th; Farewell Party – March 27th; Kentucky Derby Party – May 4th. We are also looking into the possibility of hosting a beach party in the spring along with happy hours, pool tournaments, movie and game nights.

Owner Comments – No owners had comments.

The date of the next meeting of the Board of Directors will be January 23, 2024, at 9:00 am.

Adjournment – *Motion was made by Jimmy Lammon to adjourn the meeting at 9:24 am; seconded by Wes Gleason. The motion passed unanimously.*