

MINUTES
BOARD OF DIRECTORS MEETING
April 18, 2019

Call to Order: The meeting was called to order by Bob Loomis at 9:00AM.

Directors Present:

Robert Loomis – President
Tom Connell – Secretary
Richard Ragazzo – Treasurer
Ed Shinouskis - Director

Also Present: John Biasi – General Manager

Not Present:

Moustafa El-Khashab – Vice President

Approval of the Previous Meeting Minutes: Motion: Rich Ragazzo. Second: Tom Connell. To approve the minutes of the March 12, 2109 Organizational Meeting as written. All present were in favor. Motion passed unanimously.

Officers' Reports

a. President's Report –

Not formal report; however, Bob Loomis mentioned there were 2 bills before the State Congress, House Bill 987 and Senate Bill 234 that affect short term rentals. The bills did not pass but we need to be concerned and follow their progress in case they come up again in the future.

b. Treasurer's Report

At March 31, 2019 total Operating cash was approximately \$401,000. Of this amount approximately \$101,000 was invested in a CD issued by Wells Fargo bank yielding 2.25% with a maturity date of May 23, 2019, \$153,000 was in Fifth Third Bank money market account yielding 1.75% and \$147,000 was in Fifth Third checking.

At March 31, 2019 total Reserve cash was approximately \$588,000. Of this amount approximately \$245,000 is held in money market accounts yielding 0.85% while the balance is invested in CDs issued by various banks. The CDs currently have maturity dates between October 30, 2020 and October 5, 2023 and yield between 3.00% and 3.40%.

The financial statements for 2018 have been completed. The previously reported results were updated for a settlement with the insurance company for our elevator repair. With this adjustment our results improved to a 2018 surplus to budget of \$83,113.

Financial statements for the first quarter are not yet available so I will report them next month.

In April we closed the remaining non-Fifth Third bank account. This will simplify our cash management and improve our investment yield.

c. Managers' Report

1. In March there were 51 guest suite rentals.
2. Unit rentals - Detail attached.
3. Pending Sales – units 801, 904, 1401
4. Second Quarter Assessments have been received from all owners.
5. Units for Sale – Available unit for sale are 101, 302, 602, 1403, 1603 and 1702 as per MLS.
6. Fire Alarm System – No issues this month
7. Fire Sprinkler System – Two tamper valves need to be replaced per inspection and fire main in north stairwell leak was repaired
8. Fire Pump (diesel) – No issues this month
9. Diesel Generator – No issues this month.
10. Landscape – Crawford Landscape completed trimming of the hardwood trees on the north side and Ablescape is scheduled to begin trimming all palm trees next week.
11. Hallway Carpet – Maintenance and Housekeeping staff continue to clean the hallway carpets as required.
12. Pool and Spa – We noticed an increase in water consumption from the pool. American Leak detection was brought in and located a leak from one of the lights. That leak has been repaired
13. Domestic Water System – The second variable speed drive was installed and is operating.

14. Common Area A/C Maintenance /Repairs– Fitness room A/C was out of service due to a clogged drain pan. Conditioned Air was called in and made the repairs on warranty.
15. Roof – The coating of the roof has been completed.
16. Additional raised planters by pool. Crawford Landscape submitted a proposal of \$5,620.00 for the raised planters. Landscape Florida submitted a proposal of \$8,000.00.
17. Fitness Room – No issues this month
18. Guest Suites – The contractor was selected for the updating of the guest suite restrooms and common area rest rooms.
19. Annual Audit – The Annual Audit was completed and is on file in the office.
20. Reserve Study – Steve Brubaker made an inspection of the property and is working on the reserve study. This year’s study is expected to show an increase in replacement and reconstruction costs.
21. Annual Filing – The Annual Corporate filing has been submitted to the state.
22. Camera Installation – Key Security Services is expected to begin installation of the new cameras before the end of April.

List of possible future Projects

1. Fob security system estimated cost \$40,000.00
2. Raised Planters in pool area.

UNIT #	LEASE PERIOD	NAME
101	11/07/18 - 04/30/19	Martin & Linda Williams, & Jamie Powell
202	01/01/19 - 11/30/19	George Wallace & Carla Ann Wallace
301	11/01/18 - 05/15/19	Robert & Paula George
303	09/01/18 - 08/31/19	Jeremy Dzen & Corin DeChirico
502	11/01/17 - 10/31/19	Gregg & Darlene Truxton
1002	12/29/18 - 04/29/19	Horst “Manfred” Barth & Christine Soltis
1202	12/01/18 - 06/02/19	Ronald Lewis & Stephanie Olen (cancelled 3/31/19)
1202	04/02/19 – 06/01/19	Suzanne & Steve Smith
1502	11/01/17 - 10/31/19	Jimmy & Beta Lammen

Committee Reports

a. Appointments and/or resignations

Recommend Lorraine Murphy appointment to the Social Committee.
Motion to approve: Ed Shinouskis. Second: Rich Ragazzo.

b. PLCA Report

Board Appointment of the vacant PLCA Board seat will take place at the Board Organizational meeting on April 9.

Hotwire

The number of Movies added to ON DEMAND has increase by 64%. More movies are being added each month. All residents should have received an email asking if they choose to have voice activated devices for their TVs. One free device, either the Amazon ECHO or a handheld remote, is available to all Hotwire users.

Wellness Advisory Group (WAG)

The Fitness Advisor Groups has changed its name to Wellness Advisory Group to reflect its partnership with the Blue Zones Initiative. These combined groups will focus not only on fitness but healthy meal planning, cooking classes and activities outside the confines of our gym.

The First Annual Pelican Landing Fun Run/Walk was very successful raising over \$12,000 for the Bridge Fund

Long Term Strategic Planning

The engineering firm, Stantec has been hired to research the zoning issues for our beach parking lot and marina properties in addition to the Renaissance property on Walden Center Dr.

Motions Approved

- The charters of Beach, Butterfly, Wellness and Sailing Advisory Groups
- \$12,513.71 for Fitness Upright and Recumbent Bikes
- \$9,750 GMA Architects

c. Social

Since the last board meeting, we held a potluck St. Patrick's day party with 30 people attending. Movie night on March 27th was "The Green Book" and 25 attended. A Happy hour was held on April 8th with about 25 in attendance. A Farewell Party with Mission BBQ catering will be held on April 17th and we are expecting about 36 people. We will have one last movie night on April 25th and with show "The Wife".

After April 25th there will be no planned events until November 12th when the next social event will be a Happy Hour. However, the full-time residents can plan to get together on their own if so desired.

The Social Committee met on April 12th and planned the dates for the parties next season and will meet again in November.

d. Rules and Regulations – nothing to report

e. Decorating—See new business below

f. Website Development—nothing to report

g. SAC —nothing to report

h. CRC—no formal report; however, Ed Shinouskis discussed the email he sent to unit owners discussing the possible turnover of the Colony

Foundation from Lennar to the residents this November rather than in 2020 and seeking unit owners input on 2 proposals on how the new board might be structured.

Unfinished Business:

Fob System

New Business:

- a. Approval of Guest Suites / Common Area Restrooms – A contract was signed with The Construction Managers, Inc. to remodel the guest suites and common area bathrooms for \$57,319. A motion was made by Rich Ragazzo to approve the contract. Second by Tom Connell. All present in favor. Motion passed unanimously.
- b. Board Resolution for Fund Balance Transfer of \$60,698.29 from operating to Reserve as per the 2018 audit. A motion was made by Ed Shinouskis to approve the transfer. Second by Tom Connell. All present in favor. Motion passed unanimously.
- c. A motion was made by Ed Shinouskis to approve up to \$5000 to add planters around the palm trees at the pool. Second by Richard Ragazzo. All present in favor. The motion passed unanimously.

Correspondence to the Board

A letter was sent to the Board to reconsider purchasing excess flood insurance. Bob Loomis made a motion to reconsider the purchase but it was not seconded. The motion thus failed.

Member Suggestions and Comments

- a. A member suggested adding a camera facing the manager's office. The Board agreed with the comment and John Biasi will talk to the contractor.
- b. A member suggested changing the door codes more frequently. Bob Loomis commented that the code will be changed in May and every 6 months going forward.
- c. A member suggested posting the date and time of future Board meeting by the elevators. The Board agreed with the suggestion and future meeting will be posted.
- d. A member suggested that the screens in the bathrooms by the pool should be cleaned. The Board agreed and maintenance will address the issue.
- e. A member suggested to improve the appearance of our elevators by cleaning the brass and addressing the woodwork that is chipped. The Board agreed and maintenance will address the issue.
- f. A member suggested that the air conditioners be checked monthly to insure there is no standing water. The Board agreed and maintenance will address the issue.
- g. John Biasi suggested looking into a water sensor system in each unit.

Date of the next meeting: The date of the next meeting of the Board of Directors is Tuesday, June 18, at 9:00AM.

Adjournment – MOTION: Ed Shinouskis. SECOND: Bob Loomis. To adjourn the meeting at 9:58 AM. All present were in favor. Motion passed unanimously.

Respectfully Submitted,
Tom Connell, Secretary