

MEETING 5/14/24

1. Call to order at 7:00 by president O'Sullivan-

2. MONTHLY Roll call-

Mike O'Sullivan - President

Sylvan Cote - Vice President

Rose Bruce - Treasurer

Ed Visconti - Secretary

Bob Fournier - Director

Karen Gray - Director

Mary Anderson - Director

Daniel Brousseau - Director

Edna Beharrie - Director

Portia Manning-Scott Property Manager were all present..

3. Motion made to accept the minutes from last months meeting: made by Karen, seconded by Mike, passed unanimously

4. Insurance agents report-

Our agent came back with what he thought was good news in that our increase was held to only 28%. The Zinsco Panels are still an issue, but they are being replaced this year and that should help for our rates next year. The new policy does not cover the tiki huts anymore, some of this increase was also due to the property being evaluated at \$37 million, up from the \$27 million last year. The total sum of our insurance bill is \$455,113.00, and increase of a little more than \$100,000.00 from last years \$354,459.00...as far as financing this, if we go with a down payment of

\$120,000.00 (due by 6/1/24) and 11 equal payments after that it would save us about \$4500.00

as opposed to going with 12 monthly payments.

There is no prepayment penalty if we pay this off early, but we must pay the finance charge for 3 months first before this would be allowed

5. Presidents report-

-Backflows are completed (4/9/24), we continue to experience some plumbing issues and it was suggested that residents may want to invest in water alarms to alert them to any leaks that can be contained early. These alarms sound like fire alarms and are a good thing to have.

-termites continue to be an issue, the original spray and ground plugs can take up to a month to get back to the hive and kill them. Edna experienced some on her door and there are still wood traces in building 4 elevator.

- We received some citations from the city of Lauderhill, mostly exit signs that need new bulbs. We will be looking at and replacing these bulbs and addressing any other issues that were notated.

-We may be getting a new gate entrance system that will bring us into the new millennium, and save us tens of thousands of dollars a year. The system would be a box that you can pick your language and then have 3 options..1) phone the person you are visiting and they can open the gate with their smartphone. 2) the person you are going to visit can send a QR code to your phone that you would show to a sensor on the box to open the gate. This could also be

done in a 4 digit numeric code that you would punch in for entry on a one time (or weekly at the most) entrance.

3) People with landlines would also have the option of hitting a button on the phone to open the gate. After an initial charge of \$6,000, the monthly fee would be \$624/month. Enverra currently charges us \$3,875 month, so the savings is approximately \$3,250/month, or \$39,000/year. We will be providing more info on this at the next meeting and hope to have the representative here to talk about it and answer any questions...a question was asked about the residents side of the gate and Mike was told a transponder would be available for the residents car, the the gate would read it on your windshield and allow entrance.

- landscaping is still an issue and will continue to be addressed, we had what we thought was a very productive meeting with Charles from GRC, but may need another one...

-painting around doors on second and third floors is done
-building 4, unit 101-

Mike contacted an old lawyer whose name was on the only deed we have and he turned out to be a wealth of information...he filed the previous tenants death certificate and the property reverted to his daughter, who wanted nothing to do with it and that's how we came into possession in the first place. It's a reverse mortgage loan that is held by the government. If we wake the sleeping dog up and try to get this resolved, we may be on the

hook for the loan and interest for the last 19 years. We will be looking to again rent the unit at a much more profitable and current rate of at least \$2,000/month. Section 8 housing was brought up in so much as they

guarantee 70% of the rent, but many people pointed out the bad parts of going that route. It was decided to contact a realtor to find a reliable and worthy candidate to rent the unit and start recouping some money on the property. We need to seek some legal advice on whether or not writing the amount of debt incurred off is preferable to secure our loan, this will be discussed by the board and an attorney and placed on the agenda for next month...

-once again, all first time phone calls should be going to Phoenix before any board member is called, it's what we pay them a lot of money for, you can also put in your own work order online with the Phoenix app. You should get this app and use it...

-Edna and a few other board members will be keeping an updated list of insured and licensed roof vendors, please make appointments for roof access between 7 to 3 on weekdays only, so Al can take care of this and not a board member. Weekend a/c loss is not an emergency...

-motion to accept Presidents report was made by Rose and seconded by Edna, it passed unanimously...

6. Vice Presidents report-

Sylvan has reached out to 3 vendors to try and secure a hybrid voting system. He will collate these and present to the board for review...

-motion to accept the VP report made by Karen, seconded by Rose and it passed unanimously...

7. Treasurer's report-(presented by Mike as Rose is out of town)

-income from 4/1 to 4/30 was \$122,150.00...

Management fee-\$2375.00 insurance-\$22,394.00
electric-\$1833.00 water-\$19,715.00
phone-\$584.00
cable-\$14,320.00 pool-\$345.00 lawn-\$1675.00
Inverrary-\$1352.00 sprinkler-\$225.00
enverra-\$3875.00
cameras-\$345.00 exterminator-\$900.00
janitorial-\$7879.00
plumbing-\$3950.00 general repair -\$4530.00, a total of
\$86,363.00 for a profitable month of almost \$36,000.00

!!!!!!...

-we still have people behind on their fees for a total of over \$100,000.00. Some are catching up and we are getting a conversation going. If they ask for an extension, it must be e-mailed to Portia at Phoenix so she can stop the letter from being sent. We are trying to work with unresponsive owners so they don't end up getting evicted by foreclosure...

motion to accept the treasurer report made by Karen and seconded by Edna, passed unanimously...

8. Social committee report-

-Natalie thanked everybody for the ongoing beautification projects and stated that some stuff had been sold on facebook marketplace and donated to the committee. We

received another donation of a ninja air fryer we will be selling...

9. Loan update-

- We are working with the CPA to get the 2023 end of year financials so we can proceed...

10. Amending the condo docs for purchase qualification-

-an applicant was denied on the basis of one of our 3 criteria. When the sellers lawyer investigated our documents it was discovered that nowhere in them was the need of a

certain credit score or yearly income, only the 20% down. This needs to be changed as we had to allow the purchase to go through. We talked to an attorney that said the wording should only be changed ONCE in the docs to give the board the ability to alter the amounts as they deem necessary each year. They would set the rate for a term of one year, 6 months or whatever is agreed upon. We will need to contact local communities and see what they are charging, but we would certainly need a bare minimum on all 3 pieces of the puzzle. We will reinforce what the Attorney told us and prepare to change the docs by a vote of members. There was some positive feedback, but since a vote of any type costs us money, a one time change of wording is the best way to go...

11. credit card update- there was nothing to report on this agenda item

12. Seal coating of parking lot-

-the parking lot resealing deposit has been delivered to the Paving Lady and we will have a start date in the next 2 to 4

weeks

-ALL cars MUST be moved on the day your part of the lot is being done. They will be towed to the side of the lot that is not being resealed and towed back after that, all at the owners expense..,PLEASE make plans to have your car moved on the day your section is due to be sealed...

13. Guardhouse subrogation-

-we have heard back that the insurance company responsible for the damage has been found and a check will be coming our way in the next month or so for around \$30,000.00...

14. Stairwell repair update-

-they are working on the first stairwell and some problems have been encountered by the engineer and fixed to the correct standards. This is the exact reason we wanted to do them one at a time to work out the kinks...

15. Lauderhill police camera access-

- the LPD has reached to all inverrary properties and asked for access to their cameras to assist with crime prevention. This seems to be tied in with the added security the golf course will provide. Sylvan suggested granting them access on a case by case basis. This issue was tabled until the wording can be developed on what we want to do..

16. POD parking overnight-

originally it was thought to be okayed by the board, but upon document review it was decided that it was a trailer and not allowed in the future...

17. Fining committee-

-it was determined that we need a fining committee. The board would set the fine amount and the committee would

decide what to do. They would not be allowed to reduce the fine, only accept or repeal the offense. They would have to meet once a month and post their meetings in advance...we had 2 volunteers that i will be checking and find a 3rd to complete this committee...

18. Parking lot rules update-

With the resealing in the near future, the parking lot will be changing. Your parking spot number will now be painted on the parking lot instead of the curbstone. You will be receiving new decals to be placed on the back left side of your windshield and it must match the spot you're parking in. Guest passes will be allocated to you when a guest is scheduled to come visit. We will be looking at a way to coordinate this...

19. Golf progression committee-

Mike and Karen are going to the meeting tomorrow night and we must tell the developer what we expect in return for voting yes. The feelings that this is going to happen no matter what, so we should try and get what we can from the developer..(painting of the building, new entrance system, etc.) a recap will be provided next month. This is still years away from being completed and new plans are coming forward all the time....stay tuned...

21. Proposal to remove plants from the pool area-

- the ficus bushes that are along the clubhouse wall and in front of the maintenance shed have lived their life and look terrible. We have a quote from our landscaper to

remove them and replant with clusia, a very healthy and pretty bush that grows fast and extremely well in florida. The quote is for \$1250.00 and includes removal, replanting of 22 clusia and a yard of topsoil to fill in the hole near the shed...we may amend the contract to not replace the crotons that are in it, which should bring the cost down...

20. (sorry)...delinquency of 4 101-

As stated in the Presidents report, we will be getting some guidance from an Attorney on how to proceed with this...Sylvain mentioned to at least write off the 18 month rent that we will never recoup. This agenda item was tabled until next month...

22. Open forum-

There were no questions asked in this time frame...

23. Adjournment-

A motion was made by Mary and seconded by Edna to adjourn, the motion passed unanimously and the next meeting will be held on june 11th @ 7:00 pm. in the Clubhouse...

Respectfully,

Ed Visconti- Secretary of the Greens

