

# Board meeting 8/4/22

Mark Megliore took roll call. In attendance (via Zoom) were Scott Connal-Property Manager, High Tide Associates, Mark Megliore-Director of Accounting/President High Tide Associates, Steve Strohmeier-President, Dwayne Bruns-Vice President, Margo Merchant-Treasurer, Tim Harris Secretary, Betsy Hahn-Member at Large. Owners in attendance were, Shelley Bruns, Tina Strohmeier, Judy Hillis, David Campbell, Maria Lowden, Matthew Lowden, Deb King, Donna Winters, Rhonda Lee.

Steve called the meeting to order at 5:40 pm

LAST MEETING MINUTES were reviewed by Mark and asked for approval. All board members approved.

FINANCIAL REPORT was given by Mark. The operating budget reserve is less than anticipated. There was a small increase in income with the transfer fees income for sold units. The reserve balance is \$181,980. Receivables are within an acceptable range. Variance comparisons of budget to expenses are small in some items. No capital expenses. The insurance transfer has been completed. Property insurance shows a surplus, but it has not been paid yet.

Approved the motion to send to owners by Margo and Steve seconded the motion.

278 BRIDGE UPDATE from Steve Hilton head obtaining new surveys on traffic, process should take anywhere from eight months to a year. A vote will take place on August 16 with officials determining how to proceed. A traffic light will be added in advance to the bridge construction at the intersection of Wind Mill Harbor and Hwy 278.

MAINTENANCE UPDATE from Scott wood rot repair 98% complete, palm tree pruning completed, electrical box and water line/concrete repair complete, pipe in tennis court not yet completed.

## NEW BUSINESS

INCREASE IN EXPENSES TRENDING OVER BUDGET discussion presented by Steve, especially with building repairs.

Steve discussed expenses still not yet paid that are due with Steve adding expense amounts for building maintenance. Actual expensed through 6/30 is \$14,284. The yearly budget is \$23,275 leaving for the remaining 6 months of the year \$8,991. Building maintenance items completed or ongoing that are not yet paid include; drain outside #201 \$2,000, Parking lot lighting repairs for \$560, waterline repair and concrete patch by dock \$1,400, #409 wood rot \$1400. Estimate for drain line in tennis court area at \$350. Unpaid expenses totaling \$5,710

$\$8,991 - \$5,710 = \$3,281$  remaining for the year in building maintenance with additional projects such as 2 gate repairs, sump pump repair in 501, repair of the electrical box in the center courtyard, and repainting of the parking spaces.

Discussed why we need to look at increasing HOA Fees.

PSD service technician on site noted MCC does not have a back flow preventer. This is a mandate effective in 2012 per the PSD website. Cost estimates range from \$15K to \$20K. No formal notice has been given to MCC to date. No action to move forward decided at this time.

Discussion from Dave regarding taking a small amount of money from capital for repair work. Mo made points on how keeping the reserve intact is an important goal. Dwayne stated the reserve allows for any insurance deductible to be covered and is key to new owners acquiring mortgage financing.

Dave raised a concern why the wood rot repair at 409 was missed during the scheduled repair process.

NEW QUOTES and COMMITTEES were discussed by Dwayne for tennis court, parking lot, and swimming pool deck area and handicap ramps. All new quotes would consider the existing budget constraints.

Dwayne discussed the benefits of the committees and getting the neighborhood and other residents involved. To help bring down cost, Dwayne discussed that we're going to be putting together committees that consist of one board member and multiple homeowners. Dwayne discussed a special assessment would be needed to complete larger repairs.

Garden committee

Amenities committee

Building and grounds committee

Donna asked about the money we're spending for handicap ramps and if it's needed. Dwayne stated 2 ramps are needed; one at the 300/400 buildings and a second by 510.

Dave also made a suggestion about putting the budget out a month prior to us approving it so that it can be reviewed and questions asked ahead of time before the vote

Dwayne talked about a MCC b-day celebration. The deed was recorded on March 9, 1973. Dwayne suggested a huge birthday celebration with all the neighbors to celebrate our community every year.

We're going to send out some email blast about the committees we want to form and ask for volunteers

Steve reviewed the reminder list

1. Keep Tennis Court Gates and Bathroom doors closed and locked when not in use.
2. Secure Pool Umbrellas when leaving the pool for the day.
3. Do not block sidewalks by parking cars and trucks forward beyond curbs.
4. Review guest spot parking rules
5. Keep Courtyard Doors closed.
6. Removing vines on your courtyard walls
7. Keeping noise coming from inside your unit to a minimum

Discuss the next board meeting November 3 at 5:30 PM

Dwayne motioned for the meeting to be adjourned, Steve seconded