

QUEENS GRANT I, HPR

Board of Directors Meeting

August 7, 2024

HTA Staff Present: Ronda Durham, *Property Manager*
Mark Megliore, *Financial Director*

Members Present: Patricia Courtney, *President*
John Melidones, *Director*
Laura Slatton, *Sec/Treas*

1. Call to Order: The meeting was called to order at 6:10 p.m. via zoom. Proxies were given by Greg Bowles and Ryan Beal. A quorum was present.

2. Approval of Minutes: The minutes of the Regular Meeting held on June 5, 2024 were unanimously approved.

3. Appearance by Unit Owners: None in attendance.

FINANCIALS: No questions on financials at this time.

OLD BUSINESS:

Celtic will start back on fence and post repairs after Tropical Storm Debby clears out.

NEW BUSINESS:

Two three- year board positions are due to expire this year. Call for candidates will go out this week. Budget preparation will begin. Fiscal year begins December 1st. Patti made motion and it was approved to review the budget via email and vote on the budget via email. No special meeting necessary. We need to get budget out 30 days in advance of annual meeting October 11, 2024.

We will review Orkin contract cost. It's a fairly new contract so should not increase.

Keep the pool at \$1,000 for now. Increase Janitorial to \$300. Mark suggests electrical and water and sewer should stay the same. July 2025 High Tide contract increases and make allowance for July-November.

We need to add in line for BOA Common. We have \$22,063.09 budget approved by BOA for QG I.

Insurance should remain the same for now. Not sure how Debby will affect the cost going forward. Our insurance renews in January and we only have one month to collect for the premium. We have been financing and need to look at changing our premium date to get back to a June renewal. It was discussed that after next year when the roof loan is paid off that we consider getting a 6 month policy or a group of owners to discuss assessing the insurance.

Patti will work on a "condensed" budget spreadsheet to present to the owners. After the BOA increase and changes to the budget the board anticipates an increase to each on owner for an

average of \$30 per door. The HOA has not increased in several years. There have been assessments for roofs and wood rot, but no HOA increases. The majority of the regime fee cost increase has been insurance.

Arbor Barber has gone out of business. We will be using Kolcum Tree in the future if possible.

As of now, we don't have any damages or loss to report from Tropical Storm Debby.

BOA Update: The BOA approved the President to use emergency funds up to \$2,000. The BOA 2025 budget was approved several months ago. Next meeting September 18, 2024 at 4:30.

NEXT BOARD MEETING: September 4, 2024 at 6:00 p.m.

Motion to Adjourn: Board unanimously agreed to adjourn meeting at approximately at 6:45 pm

Approved by
Patricia Courtney, *President*

Approved Date:

____ Board approved 9.4.24 _____
RD _____