

Peppertree East Condominium Association  
201-203 Sixth Ave.  
Melbourne Beach FL 32951

## **Meeting Minutes of 2021 Annual Owners meeting**

### **Wednesday March 31,2021 (Meeting Held)**

The meeting was called to order at 600pm  
Roll call and introduction to attendees was made

#### **Units represented at the meeting:**

201B Karren Watson  
201E Tracy Bennarz ( **via zoom call**)  
201F Cindy Mitchell

203A Dennis & Sheri Ufnar  
203B Tony Spagnolia  
203C Ross Shairrick  
203E Darryl & Jill Robbins  
203F Kathy Evans

#### **Proxies:**

201A Trevor & Ursula Wry proxy given to Karren Watson  
201B Richard Carp proxy given to Darryl Robbins

#### **Absent from meeting/no proxy provided:**

201C Paul & Debbie Cook  
203D Kristen Krusell

The meeting began with no new HOA/Owner agenda items or initial new business.

An overview of what was done to the grounds this past year was given by Darryl which included:  
Hunter landscaping trimming of bushes, landscaping and sod  
Mole traps were set  
Some outdoor security lighting was replaced  
Power washing was done to walkways and patios  
Garage doors were sanded and painted  
An overview was also provided on what it entails for contractor expenses  
Ongoing sprinkler head repairs  
Tasks done by Darryl at material only/no labor costs to the association

#### **The old business items that were discussed were:**

**The flooding of the garages that is still ongoing when it rains due to faulty asphalt resurfacing several years ago.**

Previous attempts by the board to create drainage by purchasing materials and digging a trench did not resolve the water issue.

Darryl suggested installing gutters above both garages as the first and least expensive attempt to solve the flooding issue.

Cindy volunteered to get quotes for the gutter installation and also suggested that a timeline be put in place this time to ensure that the gutters alone would solve the flooding, and if not, professionals should be consulted to install a french drain to resolve the issue since this problem has remained unresolved for over a year and continual water buildup in garages will create mold, water and rotting wood damage, and a potential lawsuit against Peppertree for the association not fixing this issue in a timely manner.

It was agreed upon that going forward this repair should be professionally done.

Ross suggested that the gutter company also quote new or replaced gutters for any unit owner interested, at their individual expense. Peppertree would pay for the entire project and individual owners would reimburse Peppertree at the cheaper rate for their unit's gutter installation, than if they had them quoted and installed solely on their own.

An email will be sent to all owners with a deadline to advise if they would like a quote for gutters for their unit at their expense.

**The Spectrum contract, which ends in April 2022.** Darryl had authorized Ross to try to negotiate with Spectrum to lower our monthly cost of \$75.00/month per unit as Spectrum advertises this service for \$49.00 per month to the general public. Per Ross, to cancel the contract would incur penalties and a new contract would be for a minimum of 5 years and he is waiting for Spectrum to return a proposal for a new or revised contract which, once received will be voted on by owners.

Cindy asked if the **garbage area issue was still a problem** and the consensus was yes it was with only some residents bringing cans to the curb and the ongoing issue of people throwing trash in the cans without trash bags causing a mess and ants. No solution or action was discussed to correct this.

Jill noticed Karren pointing her phone at the meeting and asked if she was recording the meeting. She said that she was as she had the proxy for 201A and they had asked her to record it for them. Jill then advised her that it is illegal to record this forum without written permission requested and the approval to record by all present.

Election of officers for 2021-2022 was held.

There was minimal participation to volunteer for positions from unit owners present.

Cindy mentioned that going forward, **all** board members should receive Peppertree related emails and be advised of issues/problems and expenses concerning the property as she had received minimal correspondence this past year, as it is better to have more eyes on issues than just 2 board members.

**Newly elected officers by majority votes are as follows:**

President: Ross Shairrick

Vice President: Darryl Robbins

Treasurer: Cindy Mitchell

Secretary: Tony Spagnolia

**New business agenda item:**

It was brought up by Cindy that no one on the current board, herself included, had the capability of creating the year end reports for this meeting, and that former unit owner and treasurer, Tonia Johnson, was paid to create the year end treasurer report and to file the required taxes.

Going forward, Peppertree will need to hire a company to at the very least prepare the year end report and file taxes. Ross advised that he had the skills and knowledge for quickbook and accounting and that would also create a website for Peppertree.

Cindy volunteered to get quotes from homeowners association management companies to do the of year only reports as well as a quote to also make payments and monitor association fee deposits or delinquencies by owners.

It was discussed that Peppertree can handle the bills and monthly association due deposits, but it was obvious that a big gap in this process exists since Tonia Johnson's departure and professional outside intervention would be required.

The meeting was adjourned at 730pm.