

CHR B 3/5 Condominium Association, Inc.
Tuesday, February 13, 2018, 2:30pm
Minutes of the Board

1. **Determination of Quorum-** A determination of a Quorum was met with all board members present.
2. **Certification of Notice of Meeting-** Clark verified proper meeting notices were issued.
3. **Call to Order-** The meeting was reconvened at 2:32pm.
4. **In Joint Session with the A and C Association Boards**
 - a. **Hiring an attorney-** Pete Travers moved to spend \$300 for an attorney. Dave Baran seconded. An amendment was made by Pete that we would not spend more than \$300 after a meeting with a member of each board to meet with the Condominium Association to discuss the concern of the relationship between the Condominium Associations and the Community Association. This meeting to be held within the next 30 days. Ken seconded the amendment. Passed.
 - b. **Board Members-** Ken asked owners to please step forward and run for the board. All three positions will be up in November. Ken made a motion have an attorney review the paragraph in our documents as how we replace board members for all situations and be aligned with the other boards. Pete seconded. Passed
 - c. **Amendments-** Not all ballots have been received in B Association. We are short of the 2/3 requirement. 14 members have not sent in their ballots. Clark will follow up to with these individuals.
 - d. **Special Projects for 2018-** The priorities are: 1- AC enclosures, 2- Roof Access, 3- Trash enclosures. Total cost estimates are approximately \$20,000. Ken made a motion to have the AC enclosures completed at a cost of \$2500 each, roof access will be quoted by Clark and he will discuss prices at the next meeting and also ask the Community Association to pay for the trash enclosures. Dave seconded. Passed.
 - e. **Investing Reserve Funds-** We have approximately \$206,000 in reserves at year end. Pete made a motion to retain \$40,000 for emergency funds and invest the balance in a one year CD. Dave seconded. Passed.
 - f. **Motorcycle Parking-** was discussed at the combined meeting, no action taken.
 - g. **Receivables and Late Fees-** Clark identified local attorneys that could handle late fees for \$250 per past due notice. The Board directed Clark to use this attorney. The Board agreed to waive the attorney fee to the owner for the past due notice and have the association pay the attorneys fee. Also, they agreed to waive a late fee for another owner.
 - h. **Fines Committee-** We continue to look for an individual from our Association

to be on the Fines Committee.

- i. **Use of the Clubhouse Kitchen-** Pete moved to work with the other associations to develop a draft set of rules for the consideration of the entire community for the use of the clubhouse and in the interim to have a committee of the three presidents review a request for the use of the clubhouse in writing two weeks in advance prior to the event. The use is predicated on a unanimous agreement of the three presidents. Dave seconded. Passed. Clark will need to post a notice regarding the clubhouse being reserved.

5. **Reconvening after the joint session -**

- a. **Approval of Minutes-** Dave made a motion to accept the minutes as written. Ken seconded. Passed.
- b. **Unfinished Business - Eligibility Certificates-** all board members signed the certificates.
- c. **New business**
None
- d. **Member Comments**
Sidewalk will be laid in front of 8405

Sidewalk by mailboxes between 8403/05 has raised. Clark will look at it and possibly have it ground.

Sidewalks in front of CHR are not level, Clark will discuss with County

AC areas need to be cleaned

Alligators have not been removed
- e. **Determination of Next Meeting-** The next meeting will be held on 4/11/18.
- f. **Adjournment-** Dave made a motion to adjourn, Ken seconded. Passed.