

BARKLEY MASTER ASSOCIATION, INC.
2605 Barkley Drive, West Palm Beach, Florida 33415

BOARD OF DIRECTORS MEETING MINUTES
January 19, 2022

Board Members Present

Directors: Gloria Catalonotto (Villa 8); Chris Telegadas (Villa 9); Lorraine Nasta (Villa 10); Joanne Grecco (Villa 11); Roger Collin (Villa 12); Paul Flynn* (Villa 13); Violet Forbes (Villa 8 Alt.); Judy Sobocinski (Villa 9 Alt.); Ronald Shane (Villa 13 Alt.).

Officers: President: Cathy Zuback; Treasurer: David Hextell; Secretary: Joanne Grecco.

Proof of Service Yes

Quorum Yes

President Zuback called the meeting to order at 1:47 pm

Elections were held and newly elected President: Joanne Grecco, Vice President: Earl Blanchard and Secretary: Violet Forbes were seated to continue the meeting. Treasurer: David Hextell was re-appointed by the Board.

Approval of November 17th, 2021 and January 7th Meeting Minutes

Motion by Director M. Tamayo to accept the November 17th & January 7th meeting minutes as circulated. Second by Director R. Collin. Motion passed unanimously.

Secretary Grecco called for the vote:

Villa 8/Director G. Catalonotto – Y
Villa 9/Director J. Sobocinski – Y
Villa 10/Director M. Tamayo – Y
Villa 11/Director J. Grecco – Y
Villa 12/Director R. Collin – Y
Villa 13/Director P. Flynn – Y

President J. Grecco asked the Directors for permission to allow Vice President E. Blanchard to moderate the meeting. Permission granted by majority vote.

Vote:

Villa 8/Director G. Catalonotto – Y
Villa 9/Director J. Sobocinski – Y
Villa 10/Director M. Tamayo – Y
Villa 11/Director J. Grecco – Y
Villa 12/Director R. Collin – Y
Villa 13/Director P. Flynn – N

Treasurer's Report

Treasurer Hextell updated the Association on the current financial report as of January 19, 2022. Full report to be posted on the Association's website.

Motion by Director P. Flynn to accept the Treasurers Report. Second by Director J. Sobocinski. Motion passed unanimously.

Secretary Grecco called for the vote:

Villa 8/Director G. Catalonotto – Y

Villa 9/Director J. Sobocinski – Y

Villa 10/Director M. Tamayo – Y

Villa 11/Director J. Grecco – Y

Villa 12/Director R. Collin – Y

Villa 13/Director P. Flynn – Y

Manager's Report

Property Manager Andy DeSousa reported on activities up to January 19, 2022. Full report to be posted on the Association's website.

Legal Update: Follow up on unit 2661 A & 2663 B

2661A: Treasurer Hextell updated the community per our attorney's recommendation to first send letters to both the owner and renter demanding that they go through our normal process of application to buy and live at Barkley. If there is no compliance then she will take it from there.

2663B: Our attorney recommends that we contact the Dept. of Children and Family Services for their assistance in this matter.

Haverhill safety issue: Our attorney recommends that we contact Simmons and White to enlist the aid of a Traffic Engineer to help with this project. She suggests that we ask them to assist with a solution for a high traffic area where there is an issue with accidents and speed and that the County failed to offer a solution but did reject the idea of a guardrail. She also suggested that we contact the Sheriff's Dept. and get all accident reports in the area for the last 5 years. She advised that if we act without the aid of a traffic engineer it could lead to legal problems in the future in the event of accidents if we were to violate some legal code in the way we install barriers.

Covid rules in Florida: There is no emergency order at this time so we are free to require masks if we choose.

Organizational Meeting: Our attorney would like to meet with the new Board as soon as possible to provide advice.

Bylaws: Our attorney advises that we update our Bylaws in the near future.

Stamp Club: Regarding M. Swope's two suggestions that the Stamp Club should be authorized by the Board, by suggesting that Fl. Statute 718.123 allows it, and the fact that the Men's Club sponsors it. The attorney advised that the Florida Statute 718.123 does not apply in this case. She also advised

that any Men's or Women's club action must first be approved by the Board, which governs Barkley. She advises that we enforce the rules that have been put in place regarding use of the clubhouse.

Follow up on Keypad & Pool locks: Mgr. Andy advised that a new Keypad lock has been installed on 1 door in the Clubhouse for inspection by the Directors. Maintenance still has to adjust the spring action on the door so the lock will close properly. Once the Directors approve the new lock, he will order the rest of the locks needed and install on the other doors. He is continuing to research locks for the pool gates.

Follow up on Irrigation: Mgr. Andy advised that Green Cactus has completed the repairs that were authorized by the Directors.

Follow up on Haverhill Project: This is an ongoing issue. See legal update for next steps.

Update on Villa 11 Soffit/Roof Project: Secretary Grecco informed the community that 13 proposals were sent out to roofing contractors 2 weeks ago. We have received 5 bids and have forwarded them to our engineer consultant, Matt Buttimer from Jezerinac, for his review and comments. Bids will be sent to the Directors as soon as we receive information from Matt.

New Business

Stamp Club: The Directors cited that our Declarations 12.10 and 12.11 prohibited the Stamp Club from using the auditorium for their bi monthly meetings. Our attorney advised that we enforce the rules that have been put in place regarding the use of the clubhouse. After the community expressed the desire to allow the Stamp Club to continue to use the facility the Directors took the following action:

A motion was made that the Stamp Club not be allowed to use the facilities for their bi monthly meetings as this is a violation of the Declarations and Rules of the Association. The motion was defeated.

Villa 8/Director G. Catalonotto – Y
Villa 9/Director J. Sobocinski – N
Villa 10/Director M. Tamayo - N
Villa 11/Director J. Grecco – N
Villa 12/Director R. Collin – Y
Villa 13/Director P. Flynn – N

A motion was made that the Men's Club be allowed to sponsor the Stamp Club. The motion passed unanimously.

Villa 8/Director G. Catalonotto – Y
Villa 9/Director J. Sobocinski – Y
Villa 10/Director M. Tamayo - Y
Villa 11/Director J. Grecco – Y
Villa 12/Director R. Collin – Y
Villa 13/Director P. Flynn – Y

Credit for vacant maintenance jobs & Rec Attendants: Treasurer Hextell updated the community that we obtained the credit for the Rec Attendants in the amount of \$3,279.38 for the month of January and this amount will be saved each month as we adjust to this change.

Discuss sealing of parking lots: Tabled to next meeting

Discuss cash management policy: Tabled to next meeting

Reserves and CD's: Tabled to next meeting

Open Forum: A request was made for the Directors to monitor that Green Cactus is maintaining the ficus hedges throughout the community and not just on Haverhill as per our contract. Also, Mgr. Andy has been asked to insist that Green Cactus treat all of our ficus hedges for invasive vines, not just those that border Haverhill Road as per our contract.

Date of next BOD Discussion Meeting – February 1, 2022 at 1 pm

Adjournment

Motion by Director J. Grecco to adjourn meeting. Second by Director R. Collin.

Meeting adjourned at 3:35 pm

Respectfully submitted,
Joanne Grecco, Secretary
Barkley Master Association