

Chateau in the Pines I Homeowner's Association, Inc.
Board Meeting Minutes 19 November 2024

Board Members:

Debra Marshall, President
Jesse Biron, Vice President, Acting Secretary
Stephen Campbell, Treasurer
Jeni McCarthy, Director

CAM Agent:

Lief Johnson

Nine owners present

Call to order:

Debra called the meeting to order at 5:32 PM, poolside.

Proof of Notice:

Meeting notice posted on 11/16 in accordance with FL Statute and the By-Laws, at the mailbox bulletin board.

Minutes:

Jesse moves to approve the minutes from the October Board meeting (reviewed via email). Jeni seconds.

- All in favor

Officer/Management Reports:

Jesse:

- Jesse discussed the delays with west field and FDOT. Waiting for their contractor to run a camera to see where the pipe has broken to determine who is responsible for repairing where it has broken.

Steven

- No new information for this month

Jeni

- No new information for this month

Debra:

- Maintenance company contract explanation and problems with agreement. Two primary issues: cost \$600/month and only here twice a week. Anything outside of their normal service time they charge us \$75 per service call. Looking for alternatives to cut costs and improve maintenance issues in the community.

Leif:

- New Federal confirmation documentation is now required; we will have an attorney work on the requirements and the Board will proceed as required by law.
- Elections – annual mtg in December. Ballots will come in mail. Request to owners to self-nominate and include an intent to run w/bio.

- Insurance – Hurricanes were categorized as flood events. Insurance premium was slightly reduced from last year. Expect to have policy bound soon.
- Budget/Reserves – Largest impact to budget continues to be insurance, with reserve items second because they fund the big ticket items, pool, cabana, and roads.
- Reserve Study findings—We don't have a good idea of what to collect since the reserve study report has not been provided to us by the vendor. We likely won't have the findings until after the 2025 budget has been approved. We are considering two options but must first consult with the Association attorney for liability:
 - Fully fund the budget, including fully funding reserves OR
 - Hold off funding reserves for one year until we receive the results of the study.

Unfinished Business:

- None

New Business:

MMG Contract Discussion and Vote

- Discussion was held about the issues with MMG contract and timing. In consideration is a community led grounds committee to keep areas tidy, scheduled community clean up days, and volunteers to keep bathrooms and dumpster areas clean.
- Vote is **tabled until the next meeting**

Appraisal

- The Board voted unanimously to approve the request from our insurer and property management to authorize an appraisal of the property. This is a requirement of insurers and claims may be denied if we do not keep current with appraisal (every three years).
- Jeni motions to approve the appraisal contract. Jesse second. All in favor. **Motion passes.**

Questions/Comments from the floor:

- A general discussion was held with the Board and all owners. Topics of discussion:
 - An owner requested to know what our current delinquent dues are. Stephen responded that we are roughly \$21,000 in arrears, with most of that coming from just a few delinquent accounts.
 - An owner requested to know how many roofs will be out of compliance at the end of this year. Debra responded that there will be only one, and that owner has been referred to the attorney.

Adjournment:

There being no further business to come before the Board, the meeting is adjourned at 6:16 pm by Debra Marshall.

These minutes were taken by Jesse Biron, VP and Acting Secretary, Chateau in the Pines HOA.