

SOUTHBROOKE CONDOMINIUMS

ORGANIZATIONAL MEETING CONTINUATION

October 24, 2024

Southbrooke Condominium Association, Inc. Board of Directors meeting was held via Zoom.

ORGANIZATIONAL MEETING CONTINUATION

Quorum and Call to Order: The meeting began by establishing a quorum; a quorum was established. **The meeting was called to order at 2:01 p.m. by the Southbrooke Condominium Association Legal Counsel, Allison L. Hertz, also the Southbrooke Board Meeting Chair.**

Legal counsel for Southbrooke Condominiums was included in the 2025 budgeting process due to (some of) the board members' hopes to waive or reduce reserves with a simple board vote. CAM was instructed by Becker lawyers for Southbrooke Condos to (and did) remind the Board members of their personal liability involved with intentional and willful disregard for the condo law or the governing docs.

The Organizational Meetings continue to be chaired by legal counsel due to new board members in non-agreement about the 2025 adopted budget. (since June 2024).

Board members have been attending non-noticed board meetings.

Owners (board members) hired private condo legal counsel (not the Condominium Association's contracted legal team) for assistance with association business.

It has been reported that one or two board members aim to remove condominium windows (as an Association expense) from the governing docs and/or to recall the board members who do not vote (or agree to) create a NEW, reduced 2025 reserve budget whereas removing funds for.

The Southbrooke Condominium Association legal team (Becker) encouraged this Board of Directors to properly reserve for all items that the Association is responsible for. The Board was also warned by Becker legal teams against making windows an owner's responsibility and legal justification was provided.

In an email, a board member asked the other board members to remove the window reserve expense so he could sell his unit before the necessary increase; windows have never been included in the Reserves line item despite being an Association expense. CAM was told this topic had been debated for years and never budgeted for because, "If we need something, we just special assess for it." The Board was warned by their legal counsel about willfully disregarding condo law and their personal liability for such decisions.

Board Members Present: Mary K. Henderson (Kathy), Lynne Webb, Marilyn Wodlinger, and Robert Mounts.

Proof of Notice was established; the notices were posted in each of the two elevators, the Board Designated onsite posting location. The agenda was also posted at the management office located in Haile Village as a courtesy.

New Business: Lynne made a motion for the board vacancy to be filled in a manner similar to a condo election vs. the current board remaining at a *2/2 difference of opinion on the 2025 adopted budget from June 2024*. **The attorney for Southbrooke Condominiums inserted that this suggestion is one form of a compromise, however said that owners should be reminded that the new board must appoint the 5th new board member, and this is not a new election; It is a suggestion on how to compile a**

list of interested candidates. As part of this suggested means to fill this vacancy on the Board of Directors, CAM was directed to:

1. **Post on the Owner Portal** Intent to be a Candidate form to all owners on or before November 15th. INTERESTED CANDIDATES ARE NOT REQUIRED TO SUBMIT ANY RESUME OR SUMMARY OF "why you should appoint me..." THERE WILL BE A LIVE BOARD INTERVIEW.
2. Provide owners with a **deadline of November 15, 2024** for receipt of this form.
3. Board members agreed to schedule open board meeting interviews for all interested candidates. All owners are welcome to attend to ask questions.
4. Owners who are interested in being appointed to the Board of Directors will be interviewed by the Board of Directors at a location tbd by the Board for a date that was set for November 25th. The times were not established. The Board will set up their own interviews and locations for such and then notify CAM of the next Board Meeting date for the Appointment of the 5th board member.
CAM will not be present for candidate interviews.

Condo/Building Safety Work Scheduled: Marilyn informed the Board that she signed the check for the 11 new condo windows so they could be ordered; the balance due for Cutting Edge will be for the lift and dryer vent cleaning; the 50% paid was solely for the installation and replacement of 11 condo windows that do not open, as reported at least 3 years ago and there were no funds available for the work. The lift that is included for the window installs is also for the other necessary building projects by the Maintenance Committee, if agreed. This committee may not continue after Dec 31, 2024, however Jimmy Henderson was paid through December 31, 2024 as directed.

Southbrooke Condominiums
2024 Maintenance Committee Guidelines

1. BOD approved a recurring monthly \$300 month Stipend for this Committee to perform budgeted services for the Association, as described below. This payment does not include the supplies needed. Supplies are an Association expense, and the BOD has approved such necessary tools and supplies, in advance. *This is the same monthly amount the Association budgeted for specified property cleaning services. (\$300 mo)
2. Wipe down elevators in both buildings and clean floors no less than twice per month.
3. Assist management with obtaining estimates and meeting with vendors as needed, as available.
4. This Committee is the first contact for "Elevator Troubles," unless specifically unavailable.
5. Assist with posting photos of projects online, when available to do so.
6. **This Committee, or any member on this Committee, may offer additional services or quotes for property services for BOD approval. Other services may include Pressure washing, cleaning of the trash and/or recycling areas, or removal of insects or other exterior services needed onsite.**

The SIRS inspection is scheduled for November. The dates will be shared online.

Adjournment: There being no further business on the agenda, the meeting was adjourned at 4:32 PM.

Lynne Webb and Robert Mounts sent an email adding a different narrative as to what happened at this meeting. This new narrative was emailed in January 2025 when these minutes were finally reviewed and then approved.

Marilyn and Kathy disagreed with every point made by these two board members and all information included but agreed to reference their input in the minutes to keep business moving with the deadlocked board; Lynne and Robert agreed to share their email narrative as requested by owners. On January 13, 2025, the board agreed to approve the minutes as described here.

Approved January 13, 2025