

Tuesday, April 25, 2023

February 24, 2023. Annual Meeting

Called to order at 1:01 pm by President Bill Himaras

Jenny Stamper, Bud Long, Bill Himaras present therefore quorum met.

Brett discussed the proof of the meeting notice,

It was moved by Jenny not to read the minutes of January meeting and motion was carried 4-0

Audit - still waiting and we are pushing the finalization before next meeting.

- We need to replace reserve funds by next meeting.
- Landscaping nearly done
- Irrigation 95% complete waiting on well pump
- Dog houses are gone and Earthcare will place shrubbery around the piping once we have water
- Concrete repairs have been done on buildings A,B,F and G. Praxis did a good job
- Waiting on a 4th estimate to get painting of buildings starting
- 5 units still need hurricane windows. We have our attorney involved. Insurance will not cover moving forward.
- Pets: required to have vaccinations, Collier County License and ESA license spread sheet to be done by Brett and filled out with all pet owners in our community
- March agenda will cover new leasing proposal
- Parking by commercial vehicles still a problem. Need to tow vehicles without parking stickers. Fine committee will tag and follow up on no stickers or guest pass.
- Pool gate has arrived waiting for installation then we can get the key fobs
- A/C : emergency access needed elevator and roof after hours. Brett has codes we need to designate 2-3 people for emergency and to make sure no damage has been done and areas locked up when work finished. Need a log book for contractors.
- Annual rentals the attorney is to let us know when done.
- Smoking on grounds: no butts left behind as Florida is smoke free in public areas.

- Lighting: catwalks and driveway are next for repair from IAN
- Credit card for GWE is needed in Brett's name (coming?)
- Mixtel will be more involved in building maintenance as Scott's hours are cut back
- Illegal leasing an issue. Have found sublease of rooms and units rented as Air BnB

Old Business:

None

New Elections:

Elections of New Directors

Mitch Stern : 56 votes

Deborah Malloy: 26 votes

Justin Lafountain: 24 votes

Phil Aiello: 55 votes

Bud Long: 15 votes

Motion to close the vote made by Bill and seconded by Jenny. Motion carried

Organizational Meeting

Called to order at 2 pm

Nominations were made for Vice President Bill and seconded by Mitch for Deborah.
Motion carried

Nominations were made for Treasurer by Deborah and seconded by Jenny for Mitch.
Motion carried.

Nominations were made for Secretary by Mitch and seconded by Bill for Jenny to remain in office, motion carried.

Nominations were made for President by Deborah and seconded by Jenny for Bill to remain in office, motion carried

We will need to change the signature cards for bank to have Mitch added to sign checks.

Year end financials to be mailed by April 1, 2023

Mitch made a motion to adjourn and Jenny seconded. Motion carried. Meeting ended at 2:30 pm