



P.O. Box 1593
New Port Richey, Florida 34656-1593

Rick Lawson

President

Jo Ann Rotast

Treasurer

Dick Bean

Vice-President

Lynne Lawson

Secretary

Annual Meeting Minutes

April 8, 2025

Present: Rick, Lynne, Don, Jo Ann, Dick, Joel, Bob, Laila, Mike, Brad, Diana, and Vicki

Call to Order: President Rick Lawson called the meeting to order at 2:00pm.

Notice of Meeting: Secretary Lynne Lawson acknowledged everyone present.

Approval of 2024 Minutes: Secretary Lynne Lawson read the 2024 minutes. Minutes were approved by everyone present.

Financial Report: The financial report can be found on the website Home Page. Tab Financials and then on the Balance Sheet dropdown box. Treasurer Jo Ann Rotast handed out copies of our Balance Sheet from the end of March 2025 for everyone to review.

Roofing Project and Financing: Treasurer Jo Ann Rotast stated the roofing project has been completed along with repairs that were necessary. The roofing company, Bayside Roofing, has been paid in full. However, we do have outstanding loans for those who opted to pay monthly. If you are paying monthly and want to pay your balance off early, please contact Jo Ann and she will give you your outstanding balance.

Frontier Internet Availability: The connections for Frontier Internet have been completed for all buildings, however the laying of the fiber cables has not been completed. We do not have a timeline for finalizing this project. Frontier has quoted a price of \$29.99 per month for the first year of service. We will inform everyone when service is available.

Contractors for Lawn Care and Maintenance: President Rick Lawson advised no one is permitted to interrupt the contractor's performing tasks on our property. They are instructed to complete their tasks as directed by the Board. Also discussed was our sprinkler system. I'm

sure everyone has noticed reduced water pressure in their unit and the same thing has happened with our reclaimed water for irrigation. To address this, a new sprinkler control box has been ordered so zones which have been doubled up can now be separated. This will improve the efficiency of our system. Additionally, many previous residents have modified the system by removing heads and capping off the water. Thus, many areas are not receiving any water. Also, sprinkler heads are getting knocked off by people or landscaper edging equipment. It is time to fix these problems in a more permanent manner. The most problematic area is in front of 7020 Cognac Drive. Heads along the road will be replaced with heads that have a longer pop-up so it can water over the tall grass, moved away from the curb, and lowered to be flush with the ground. Additional heads on the property that are in constant repair or replacement will also be addressed. This will be done in sections over time and as the budget allows. When Bill Laney is here to mow the property, he will not stop to repair any sprinkler problems. He will instead return after work, so he doesn't have a full crew here and passing the additional cost on to us. Please contact Rick via email so I can inform Bill of the problem you observed.

Building Insurance Costs: Don stated this year our building insurance dropped almost \$2,000.00 from just over \$51,000.00 to just over \$49,000.00. This is partially due to our new roofs and increased competition in the insurance industry. Don explained how expensive insurance has gotten and as an example, our building insurance in 2017 was \$17,000.00 and has increased every year to \$49,000.00 today.

Individual Condo Insurance Policies: Rick stressed the importance of having condo insurance on your unit. This not only protects you from damage caused by another but also should include Loss Assessment Coverage. If our buildings are damaged by a storm and we need to access each unit owner to cover the cost of repairs, this insurance will help reduce your liability. Please feel free to contact Rick for additional information.

Florida House Bill 1021: This bill was passed due to the collapse of Surf Side Condos in Florida to create more accessibility and transparency to condo unit owners. This bill requires all condo units of 25 units or more to have a website where information is posted for viewing.

Here are some of the requirements:

- We must now have quarterly association meetings
- A website that includes financial information, notices of meetings, minutes of meetings, the governing documents, rules and regulations, board member certifications, and bids for labor and materials exceeding \$500.00.
- The website must not contain any personal identifying information of owners.
- All board members must complete a 4-hour board certification course which is good for 7 years after which an additional 1-hour course is required.
- These requirements must be fulfilled by January 1, 2026.

Water Heaters and Fire Extinguishers: As every year, we stress the importance of inspecting your water heater and checking its age. A leaky water heater can cause thousands of dollars of damage not only to you but the other residents in your building. Also, it is highly recommended you have a fire extinguisher in your unit in the event of a fire. These are available at any hardware store and are small, manageable, and should extinguish grease, fabric, and electrical fires. If you have one, please check the date on the extinguisher to ensure it hasn't expired. As always, if you are leaving your condo for an extended period of time, please turn your water off at the water meter.

Election of Directors: No vote was required since less than nine nominations were received.

Election of Officers by Directors: Your officers are: Rick Lawson - President, Dick Bean - Vice President, Lynne Lawson - Secretary, and Jo Ann Rotast - Treasurer. Don Yetter as a Director on the board.

The meeting was adjourned at 3:00pm and refreshments served.

Secretary Notes:

- Regarding Rentals: The maximum number of rental properties is 6. Please contact the secretary if you are planning to rent your unit to make sure it does not exceed our maximum allowable.
- We will be having future Annual Meetings in an indoor facility.