

**EMPRESS CONDOMINIUM
BOARD OF DIRECTORS MEETING
Thursday, October 31, 2024
Location: Social Room**

MINUTES

1. CALL TO ORDER

Bill Borland called the meeting to order at 10:30 a.m.

2. PROOF OF NOTICE

Notice of meeting was posted in the Mail Room on October 29, 2024.

3. ROLL CALL

Present: Bill Borland, Jaimie Kiefer, Mike Vinyon, Carl Valdiserri and Lee Schuster arrived late.

4. APPROVAL OF MINUTES

Carl Valdiserri made motion to approve the previous meeting minutes; Mike Vinyon seconded. Approved unanimously.

5. TREASURER'S REPORT

Mike Vinyon gave a brief update on the Empress finances. Last year money was deposited into an interest bearing account and the Empress profited by \$9,000. He then asked for any questions, and there were none.

6. NEW BUSINESS

- ❖ Budget 2025 – Bill Borland updated the members that the new budget figures have been completed with Advantage; the increases to maintenance fees will be 5.7% over 2024. The insurance premium is the only unknown amount at this point, especially with the two (2) hurricanes that have recently come through, however there was a ten (10) percent increase budgeted in for that increase. Moving forward, there will be a fund for insurance in the Reserves to cover any unexpected insurance costs. Bill Borland made motion that the preliminary budget be mailed out to owners; Carl Valdiserri seconded. Approved unanimously.

- ❖ Multiple Unit Ownership – Louise Kaplan made a presentation to the Board regarding concerns relating to multiple unit ownership. A written copy of the presentation is attached to these minutes.

Bill Borland informed the membership that brief comments were invited after the presentation and requested that any comments, information or other input be backed up via email, and sent to the Board of Directors. These comments would be collected for three (3) weeks and will be concatenated into one (1) file for review by the Board and then be sent to the attorney. All owners are invited to submit comments to the Board via email.

Sharon Cikanek – Unit #1505 – concern about ratio of owners vs renters.

Carl Visscher – Unit #808 – asked for clarification of what precipitated this issue. Bill Borland gave brief explanation of what transpired and a few weeks later this issue was raised. Discussion followed.

Baldo Leon – Unit #906 – can you prevent owners from putting units under an LLC.

Shelly Mahoski – Unit #1203 – will changing the documents really prevent people from finding a loophole and purchase more than two (2) units.

Carl Visscher – Unit #808 – confirming that the Board will be taking this under advisement and at some point meet with the attorney and publish the findings.

Ld Schneider – Unit #309 – the Association currently has strong rental rules in place and this means that double unit owners cannot buy another unit.

Bill Borland made a motion the Board take this matter under advisement, present to the attorney and publish a conclusion at a later date; seconded by Carl Valdiserri. Approved unanimously.

7. GENERAL DISCUSSION

- ❖ Shelly Mahoski – Unit #1203 expressed a concern with regard to dogs not being properly restrained on a leash to avoid jumping on people as some people in the building have trouble with their balance. Transporting a dog in a doggie stroller was suggested as an alternative. Discussion followed.

The Board will take this under advisement and look for a solution.

- ❖ Sharon Cikanek – Unit #1505 raised the question regarding UPS/FedEx having access to the Lobby front door. The Board will take another look at who is able to access the Lobby door. Everyone was reminded that after hours, unit owners are the only ones that are able to grant access.
- ❖ Lee Schuster apologized for being late to the meeting.
- ❖ Social Committee has Enjoyment Books on sale for \$35 and there is a Halloween Party this evening.

8. ADJOURNMENT

- ❖ Jaimie Kiefer made motion to adjourn; Bill Borland seconded. Unanimously approved. Meeting was adjourned at 11:00 a.m.

Respectfully submitted,



*Deb Taylor, LCAM
For the Board of Directors*

Subject to Approval

As you know the Empress is a residential community. We are known to be welcoming to all – owners, renters and visitors of all ethnic or religious backgrounds. This year we were voted #1 Condo on Hutchinson Island.

For many of us this is our full-time residence and home. As each year passes more owners have opted to do so.

Concerns have been voiced that ownership of an unrestricted number of units will have a negative affect on the Empress and will affect our quality of life.

To begin with, voting rights could be seriously diluted. One unit equals one vote so that 10 units would effectively negate the vote of single unit ownership.

Real estate experts have indicated that too many rentals would affect the value of the building and change its complexion from residential to a commercial endeavor,

As owners we pay many thousands of dollars in maintenance and assessment fees for the privilege of living in serenity on the beach.

This requested amendment is as much about community as it is about the building. 95% of our renters are wonderful people who respect the property and rules and participate in our activities.

Our lawyer is reviewing the request and will advise on the legal issues involved.

Finally, please understand that there is no personal animus or prejudice involved here.

Many refer to the Empress as 'My Happy Place'. We would like to keep it that way.