**CONDO 1 ASSOCIATION**

**MINUTES OF BOARD OF DIRECTORS MEETING APPROVED 5/8/23**

**RLN BALLROOM**

**APRIL 10, 2023**

The meeting was called to order by Ben Dekker at 4:01pm

Certification of quorum was called. All board members were present, Dick Napolillo, Rick Freeman and Ben Dekker.

Proof of Notice:  The meeting notice was posted in the clubhouse and blasted to the residents.

Reading and disposal of unapproved minutes: Dick motion, Rick 2nd - passed

      February 13, 2023 under unfinished business

       1. Advanced Fire Safety - approved $1370.25 invoice - Rick motioned to approve, Dick 2nd, motion carried

       2.  Wayne Automatic Fire Sprinkler Systems  - approved $3500 invoice - Dick motioned to approve, Rick 2nd, motion carried

       3.  Mail box numbering -  discussed further into the meeting

       4.  Bull Dog Pressure washing - It was noted that the approved funding did not include the extra water and sewer cost associated with the company hooking up to our association and unit owners' faucets. The company used our water so the water bill may be higher.

        5.  1401 plantings - $184 Earthwiz invoice approved - Dick motioned to approve, Rick 2nd, motion carried

         March 13, 2023 (Annual Meeting)

         Make a note to eliminate the statement under unfinished business referring to an Audrey Sanders!

      March 15, 2023 BOD & Organizational Meeting (posted in clubhouse and blasted to residents)

       Accept resignation of Linda Maxwell

        Dick motioned to appoint Ben Dekker to the board and appoint him President.  Rick 2nd

        Rick motioned to appoint Dick as VP, and Treasurer, Ben 2nd

        Dick motioned to appoint Rick Secretary, Ben 2nd

        Mike Kumicich stated he was leaving and that we would get a new PM

        Rick moved to accept minutes, Dick 2nd

Manager's Report:  None as our PM was not able to attend due to a death in the family.

Reports of Committees:

    ARB:  Frank Fantasia reported that there is no agreement/decision on FL glass for lanais as of yet due to the fact that there are only 2 people on ARB.

Treasurer's Report:  Dick reported that there are no significant changes in our budget and that the insurance increase on the units may not be as bad as projected.  Jon White (our insurance rep) met with the board to provide information. Jon stated that he would be happy to attend a meeting and discuss insurance rates with the residents.  Those residents in attendance thought that would be a great idea so the board will schedule a meeting with him in the near future.  Dick met with Earthwiz and as of this meeting, there will be no increase in lawn care.  It was noted that Earthwiz only provides lawn mowing and trimming of bushes.  Dick noted that fertilization and weed control could be done through another company for approximately $1800 per application at least 3x's a year.  One application for $1800 has been done. Rick made a motion to approve the $1800 for a one time treatment, Ben 2nd, motion carried.

UNFINISHED BUSINESS

1. Advanced Fire and Safety invoice, discussed during reading of unapproved minutes.

2.  Wayne Automatic Fire Sprinkler System.  Motion to approve done during reading of unapproved minutes.

3.  MAILBOX CMTE:  Lauren Castelli stated that it would cost $200 to order new numbers, $100 for a mailbox door for unit 401, and that 2-3 cans of black spray paint for $50  were needed to address some areas of the mailboxes where the paint is faded.  Rick motioned to approve $350 for paint and number replacement.  Dick 2nd.

4.  Bull Dog Pressure Washing unapproved costs of extra water/sewer costs.  Discussed and approved during reading of unapproved minutes.

5.  Fire ant update - Dick Napolillo purchased 2 gallons of granules from Lowe’s and applied them to the 7 affected areas.  No signs of activity at 6 locations.  They have reappeared at unit 901.  Dick will reapply.  $45 was used from petty cash to purchase the granules.  Rick motioned that they approve this expense 2nd by Ben - all in favor, passed.

NEW BUSINESS

1. It was mentioned earlier that the board met with the association’s insurance agent and also stated that the board misunderstood the FL statute regarding meeting with contractors.

2.  Current committees up to April 10, 2023

      Finance - Ben Dekker, Denise Keane, Dick Napolillo, Linda Maxwell (Linda M. stated she no longer wishes to serve on Finance)

      Fining/Hearing - Sharon Ubertaccio, Darold Jamtgaard, John McCarty

      Advisory - Frank Fantasia, Al Auletta, Linda Dekker

      ARB - Frank Fantasia, Sharon Ubertaccio

      Social - Diane Jamtgaard, Don Deluca

      Documents Committee - Ed Maxwell, Beverly Holmes, Ben Dekker

      B&G - Fred Tauriello, Dick Napolillo, Darold Jamtgaard, Ben Dekker

      Board Assistants - Angelo Ubertaccio, Denise Keane

      New committees as of April 11, 2023

      Finance - Ben Dekker, Denise Keane, Diane Jamtgaard, Sandy Abbondandelo, Linda Maxwell (Linda M. stated she no longer wishes to serve on Finance)

      Fining/Hearing - Sharon Ubertaccio, Darold Jamtgaard, John McCart

      Advisory - Frank Fantasia, Al Auletta, Linda Dekker, Lauren Castelli

      ARB - Frank Fantasia, Sharon Ubertaccio, Linda Dekker, Al Auletta, Beverly Holmes, Diane Jamtgaard, Angelo Ubertaccio

      Social - Diane Jamtgaard, Don Deluca

      Documents Committee - Beverly Holmes, Ben Dekker, Diane Jamtgaard, Fred Tauriello

      B&G - Fred Tauriello, Dick Napolillo, Joan Shamel, Darold Jamtgaard, Angelo Ubertaccio

      Board Assistants - Angelo Ubertaccio, Denise Keane

      Insurance - Lauren Castelli, Janet O'Connell

      Webmaster - Lauren Castelli - (Rick motioned to appoint Lauren as Webmaster, Dick 2nd)

3.  Residents were notified that there is a bulletin board in the clubhouse where meetings and other information will be posted for residents.

4.   Wayne Automatic Fire Sprinkler Systems will be conducting their annual inspection with alarms going off on April 20, 2023.  This inspection is outside only.  Also a meet and greet with Wayne will take place on Tuesday, April 11, 2023 at 11:00 in the clubhouse to discuss, services, inspections & monitoring, maintenance, etc.  All C1A residents are welcome.

5.  The Board will discuss with Guardian how they can set  up “zoom” for board meetings.

6.   Rental of 203 approved as well as sale of 1704.

7.   Gutters and downspouts in units 103 and 203 need to be addressed due to drainage issues. Angelo Ubertaccio volunteered will look into this.

8.   The board agreed to NOT place a time limit on residents' speaking at board meetings.  If a discussion becomes too lengthy the board will address it at that time.

9.    Discussion on FL glass placed in a unit's lanai was discussed.  No action will be taken against this unit owner (1504).  The Board charged the newly formed ARB to research and discuss pros and cons of FL glass.

10.  Unit owner of 1204 expressed concerns and had questions for the board.  These questions and concerns were addressed.

11.  A discussion was held on rule violations (county and association) for extensive remodeling inside a unit (501).

12.  There is no need to submit and ARB when complying with Rules and Regs.

13.  C1A Rules and Regs will be reviewed & discussed by the board.

14.  Issues at a unit - not discussed.

A discussion of ESA animals was brought up briefly.

Motion to adjourn at 6:10 by Rick, Dick 2nd.