

Tequesta Garden Condominium Association, Inc.

"We're retired from working, but are working at having fun"

BOARD OF DIRECTORS MEETING

February 22, 2022

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 17 residents in attendance on a **ZOOM** call and 7 residents in the Clubhouse to salute the flag and Pledge Allegiance. Mark, Becky and Daryl were also in attendance via ZOOM.

ROLL CALL:

- Roger Kjar – present
- Dick Carter - present
- Peter Kline – present
- Ginger Lohmann - present
- Bonnie Perry – present
- Ceil Roy – present
- John Skoglund – present
- Nancy Heines - present
- Ted Lint - absent

There was a quorum.

APPROVAL OF THE January 25, 2022 Meeting Minutes as unread.

John Skoglund moved to approve the minutes; Nancy Heines seconded the motion. The vote was unanimous. **Motion passed.**

TREASURER'S REPORT – John Skoglund discussed the January 2022 Financial Report. Financial Report attached. We have two units past due on quarterly fees. We are working on getting those paid. BB&T is now Truist bank.

MAINTENANCE REPORT – Mark Cassetta. The repairs to the concrete at 8 Garden 102/202 were finished last week. We have had some issues with anchors rusting and breaking off in some of the screened in areas. All the anchors will need to be inspected. Roger, Ceil and I had a meeting with Waste Management and showed them the areas where their truck leaks damaged our pavement. We started a new claim and will continue to follow and update. Waste Management also proposed placing one garbage compactor on the property. This issue will be discussed with the newly elected board of directors.

COMMITTEE REPORTS

Building Reps – Ginger - A meeting was held 2/17/22. Report is attached to the minutes in the office.

Landscape Committee – No report

ESA Committee – No report

Bylaws/Documents Committee – No report

Social Committee – Ceil – There will be a Meet and Greet the candidates on Saturday, 2/26 at 10:00 a.m. in the Clubhouse. Coffee and donuts will be served.

Buildings and Grounds Committee – No report

OLD BUSINESS

John Skoglund moved that the Board of Directors reverse the decision made at the November 2021 BOD meeting to have a vote at the annual meeting on allowing residents to have and park trucks on Tequesta Garden property. The issue will be tabled for another time. The motion was seconded by Ginger Lohmann. **Motion passed unanimously.**

There was still no decision about Electric Vehicle Charging Stations. The newly elected board will discuss and come up with a decision after review of the paperwork drawn up by our attorney.

There was discussion about having a reserve study done. Becky discussed the positives and negatives of having it done. It would be used as a long-term budget planning tool. Whether or not to have a reserve study will be put on the Budget Committee Agenda.

NEW BUSINESS

The tentative date for the Organizational Meeting is March 14th at 4:00 p.m.

John Skoglund moved that the Board of Directors take \$15,000 from our surplus last year and put it into the Building Repair Reserves and the other \$56,190 surplus from last year and put it into the Roofing Reserve. The motion was seconded by Bonnie Perry. **Motion passed unanimously.**

Bonnie Perry moved that the Board of Directors appoint the following people to comprise the Impartial Committee for the 2022 Annual Election and Annual Meeting of the Tequesta Garden Condominium Association, Inc: Becky Brinich, Daryl McMullen, Donna Cetowski, Jacqueline Hockenbury and Joe Schoonmaker. The motion was seconded by Ceil Roy. **Motion passed unanimously.**

Bonnie Perry moved that the Board of Directors reopen the Clubhouse to Tequesta Garden condo sponsored activities effective Wednesday, March 23, 2022. The motion was seconded by Ceil Roy. **Motion passed unanimously.**

There was discussion about an email that was generated from our attorneys that outlined several different issues: service dog fraudulent claims and new term limit legislation for Board members.

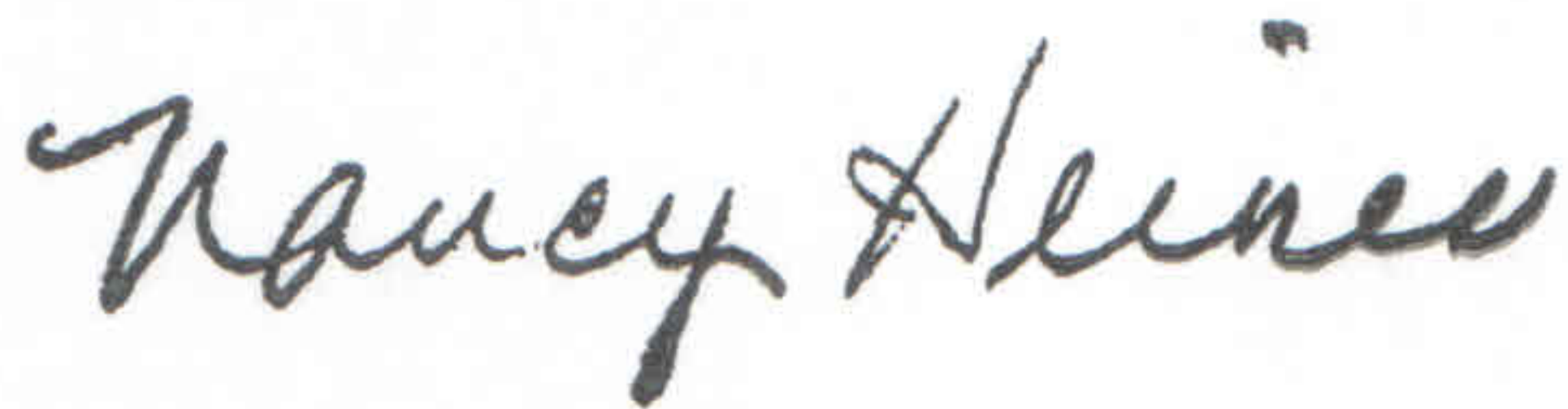
ADJOURNMENT

John Skoglund moved to adjourn the meeting; it was seconded by Ginger Lohmann. The vote was unanimous. **Motion passed.**

The meeting was adjourned at 3:18 P.M.

The next Board of Directors meeting will be **March 29, 2022 at 1:00 p.m.**

Respectfully submitted by,

A handwritten signature in cursive script that reads "Nancy Heines".

Nancy Heines
Secretary

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January 2022 Financial Report

Total income for January was \$90,344 with the expenses being \$88,110; net income of \$2233 year to date. Retained earnings from 2021 are \$76,190. Of that, \$5,000 has already been allocated for Reserves.

With respect to Accounts Receivable, there are 3 unpaid assessments as of Feb 16th. The "sister" unit has been sent notice of late assessment; if they fail to pay, the unit will be turned over to the Attorney for collections.

Cash in the bank \$1,227,343 broken down as follows:

\$235,050	Truist money market
\$66,621	Truist operating account
\$350	in petty cash
\$925,321	Reserves
50,000	PNC
309,524	Valley money market
250,120	First Citizens money market
250,013	Chase 6 month CD
65,664	due reserve from operating fund

Reserves – broken down as follows:

\$537,365	Roofs
\$120,693	Paving
\$106,760	Painting
\$40,727	Building Repairs
\$30,145	Equipment
\$33,339	Common Elements
\$10,049	Clubhouse Roof
\$10,084	Big Pool
\$ 9799	Small Pool
\$26,362	Bad Debt

Submitted for audit, John Skoglund, Treasurer