

Tequesta Garden Condominium Association, Inc.

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

BOARD OF DIRECTORS MEETING

January 25, 2022

The meeting was called to order at 1:03 PM by President Roger Kjar. There were 19 residents in attendance on a **ZOOM** call and 13 residents in the Clubhouse to salute the flag and Pledge Allegiance.

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 - present

There was a quorum.

APPROVAL OF THE December 28th, 2021 Meeting Minutes as read.

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

TREASURER'S REPORT – John Skoglund discussed the December 2021 Financial Report. Financial Report attached. We have one unit past due on quarterly fees and our attorney wrote them a letter. We made \$77,600 this year. There was discussion as to whether or not we should do a reserve study. That will be discussed further at our next BOD meeting.

MAINTENANCE REPORT – Mark Cassetta. We have been issued a permit to do the concrete work at 8 Garden Street between units 102 and 202. Work will begin on 2/1/22. They will only remove what they have to and the exposed rebar will be treated. Carousel will be out to address any concerns regarding railings, etc. Now that they gates have been locked at night we have eliminated trash being thrown into our recycling bins.

COMMITTEE REPORTS – NO Committee reports this month

Building Reps

Landscape Committee

ESA Committee

Bylaws/Documents Committee

Social Committee

Buildings and Grounds Committee

Ginger, Nancy and Elmer met and talked about landscaping, what we've done and what needs to be done. They went to Garden Depot and they recommended a local horticulturist who lives in the area and would come out and give a complimentary consultation.

OLD BUSINESS

There was discussion and follow up regarding the Waste Management garbage truck damage. They responded and only wanted to reimburse us \$200 for all of the damage done. Mark and Roger are going to get in contact with them again to make sure they know the damage was done throughout our community not in just one spot.

There is a meeting this Thursday, January 27th in the Clubhouse at 2:00 p.m. to discuss changes to the truck amendment draft.

John Skoglund moved that the Board of Directors reverse the decision made at the December 2021 BOD meeting to remove \$16,000 from the Bad Debt fund and put it in the Common Elements fund. We will keep the \$16,000 in the Bad Debt Reserve fund. The motion was seconded by Peter Kline. **Motion passed unanimously.**

There was discussion about Electric Vehicle Charging Stations. We will discuss them further at the next BOD meeting after some research is done on the pros and cons of each type of station.

We discussed at length the issue of smoking on our property. A question was brought up as to whether or not the lanai was a limited common element and what the association owns and doesn't own. Roger is going to look through our condo documents to get clarification.

NEW BUSINESS

None

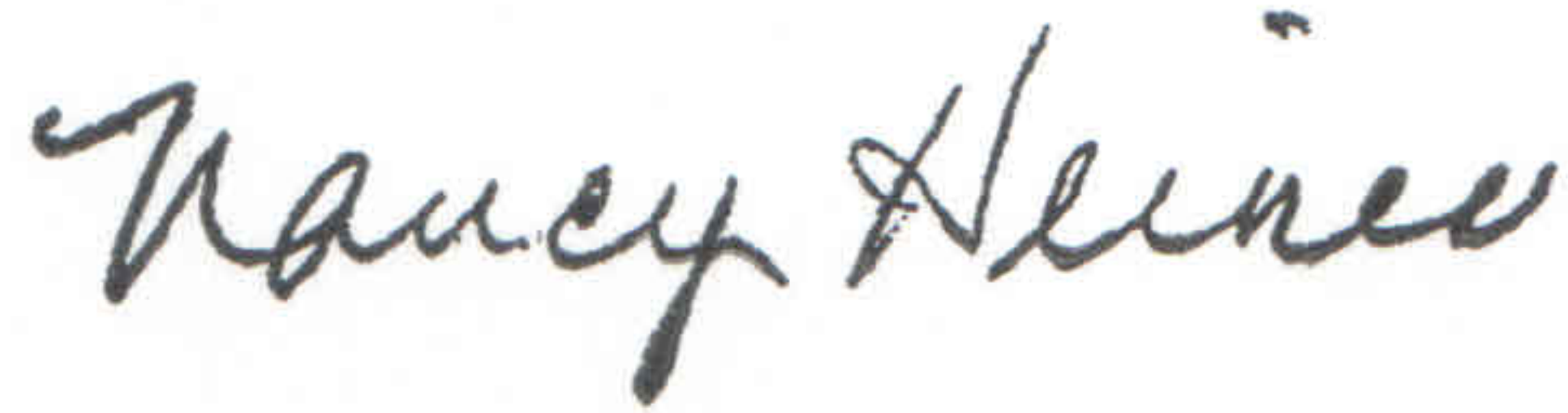
ADJOURNMENT

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

The meeting was adjourned at 3:01 P.M.

The next Board of Directors meeting will be **February 22nd at 1:00 p.m. via ZOOM.**

Respectfully submitted by,

A handwritten signature in cursive script that reads "Nancy Heines". The signature is written in black ink and is positioned below the text "Respectfully submitted by,".

Nancy Heines
Secretary

Tequesta Garden Condominium Association, Inc.

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

December 2021

Financial Report

Total income for December was \$59,249 with the expenses being \$75,206; with a year-to-date profit of \$77,572. The \$29,760 Comcast incentive money was transferred December 14th which resulted in the decrease of the net profit from last month.

With respect to Accounts Receivable, as of January 20th, there are 15 unpaid assessments with residents still paying for 1st quarter. The unit that is more than 2 quarters behind has been turned over to our attorney for collections.

Cash in the bank 12/31 is \$1,159,465 broken down as follows:

\$350	in petty cash
\$80,553	in BB&T operating account
\$161,213	in BB&T money market
\$917,349	in reserves
250,120	First Citizens Bank
334,471	Valley money market
250,013	Chase Bank CD
82,745	Due from operating fund

Reserves – broken down as follows:

\$533,700	Roofs
\$119,840	Paving
\$105,275	Painting
\$39,998	Building Repairs
\$30,103	Equipment
\$32,311	Common Elements
\$10,000	Clubhouse Roof
\$10,000	Big Pool
\$9,760	Small Pool
\$26,362	Bad Debt

Submitted for audit, John Skoglund, Treasurer