

# Tequesta Garden Condominium Association, Inc.

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

**DISCLAIMER:** This Synopsis of the Minutes has been prepared for the convenience of Owners as early information only and has not yet been approved by the Tequesta Garden Condominium Board as the Official Minutes.

## BOARD OF DIRECTORS MEETING

March 29, 2022

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 9 residents in attendance on a **ZOOM** call and 23 residents in the Clubhouse to salute the flag and Pledge Allegiance. Mark, Becky and Daryl were also in attendance.

**ROLL CALL:**

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

There was a quorum.

### **APPROVAL OF THE February 22, 2022 Meeting Minutes as unread.**

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

**TREASURER'S REPORT** – Peter Kline discussed the February 2022 Financial Report. I met with Becky and she showed me the systems that she uses and the processes that we currently have operating so that I can understand what is going on. We only have one unit past due on quarterly maintenance fees. The February financial report is attached.

**MAINTENANCE REPORT** – Mark Cassetta. We had to replace 35 feet of sewage line at 7WW and 9WW. A large tree grew over the pipe and sewage wouldn't flow properly. Termite inspections are coming up in August. We will be checking attics, common areas and closets. We will NOT be going door to door. Keep an eye out on your unit and call us if you see any piles and we will investigate. April 7<sup>th</sup> and 8<sup>th</sup> will be the Garden Street closing. If you have any rusted anchors on your porch please call us and we will check them out. My summer project is to go through and inspect/replace any rusted/broken anchors. We are looking at the next set of gutters to be replaced. As soon as we get dates when Insect Protection is coming out we will let you know.

## **COMMITTEE REPORTS**

**Insurance** – no report.

**Building Reps** – Ginger - A meeting was held 3/24/22. Report is attached to the minutes in the office.

**Landscape Committee** – The hedge on Seabrook (north side) is in bad shape and needs to be replaced. Discussed upgrading the entryway. Planted new Christmas palms. May need new sprinkler system over there. Brick wall at entryway needs new paint and discussed getting new signs. Will look into pricing for painting and planting.

**Personnel** - reviewing employee procedures. Updates need to be done. Will be meeting again in April.

**Budget** – Doesn't meet until October.

**Bylaws/Documents Committee** – We will be meeting to discuss what our mission is going to be. Looking for most recent documents to clean up and update.

**Electric Charging Stations** – Discussed the different charging options – where to charge, how to charge, etc. Want to get something in place as more people will be buying electric vehicles.

**Trucks** – We are exploring modernizing our existing regulations.

**Social Committee** – Thank you to all the people who came out to the meeting. We had a big turnout. Next meeting is 4/11/22 at 11:00 a.m. in the clubhouse. Next February and March we will be scheduling a Shuffleboard tournament and a Putting tournament. More info will be posted as we get closer to the date. There is a new Tequesta Garden Facebook page called 'Tequesta Gardens residents' Please join the page. There are photo albums from years past in the Clubhouse if you would like to look through them. The Welcome Wagon is starting up again. Bunco is starting up again soon, Bingo is still every Tuesday at 7:30 p.m. and exercise has started up again Monday thru Friday at 9:30 a.m. in the clubhouse.

**Buildings and Grounds Committee** – no report. Will be meeting in April.

## **OLD BUSINESS**

We need to collect more proxies in order to get a quorum so that we can vote on the amendments at the April 26<sup>th</sup> 2022 meeting.

It is not a requirement to get a reserve study.

Discussed security cameras on property. The Village of Tequesta will work with us in discussing cameras. Will get someone from the police department to speak at the November Board of Directors meeting.

## **NEW BUSINESS**

John Skoglund moved that the Board of Directors approve the application of new flooring installation at 3 Garden Street #208 that has been reviewed and accepted by our Maintenance Supervisor, Mark Cassetta, as meeting all conditions of Section U of the Rules and Regulations of TGCA Inc, as revised in March 2019. The motion was seconded by Kathy Devine. **Motion passes unanimously.**

## **ADJOURNMENT**

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

The meeting was adjourned at 2:30 P.M.

The next Board of Directors meeting will be **April 26, 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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## February 2022 Financial Report

Total income was \$89,458 with the expenses being \$84,845; net income of \$4613 for the month and \$5145 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 is just one unit that is unpaid. That unit has received a notice of late assessment which resulted in a partial payment. There is hope the unit will be sold soon.

Cash in the bank \$1,167,817 broken down as follows:

<b>\$101,097</b>	<b>Truist money market</b>
<b>\$112,132</b>	<b>Truist operating account</b>
<b>\$350</b>	<b>in petty cash</b>
<b>\$922,771</b>	<b>Reserves</b>
50,000	PNC
309,571	Valley money market
250,120	First Citizens money market
250,013	Chase 6 month CD
63,067	due reserve from operating fund

Reserves – broken down as follows:

\$541,026	Roofs
\$121,545	Paving
\$108,243	Painting
\$30,938	Building Repairs – Carousel expenses *
\$30,188	Equipment
\$34,367	Common Elements
\$10,097	Clubhouse Roof
\$10,167	Big Pool
\$ 9837	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer