

Tequesta Garden Condominium Association, Inc.

"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

April 26, 2022

The meeting was called to order at 1:14 PM by President Roger Kjar. There were 12 residents in attendance on a **ZOOM** call and 18 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
- Kathy Devine - present
- Bonnie Perry – present
- Ceil Roy – present
- John Skoglund – present
- Nancy Heines - present
- Ted Lint - present

There was a quorum.

APPROVAL OF THE March 29, 2022 Meeting Minutes as unread.

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

TREASURER'S REPORT – Peter Kline went over the March 2022 Financial Report. See attached.

MAINTENANCE REPORT – Mark Cassetta. During the termite inspection termites were found in the wood shelving of a storage closet at 4G. The closet was treated and the owner was informed. The electrical room at 11W was also treated and we will keep an eye on it. The downstairs storage units at 1G and 7G were locked and were unable to be inspected. All attics will be inspected. Due to Covid, interior inspections have been suspended. We will look into having them start up again. Painting of the upstairs walkways and stairwells at 11WW and 2WW have begun. 7WW, 3G, 11G, and 9G have been painted. 7G is starting today. Please fill out Maintenance request forms if you have something for me to take care of. Please prep your unit before you leave for the summer. If you need help please call me – 561-222-6116.

COMMITTEE REPORTS

Insurance – No report.

Building Reps – Ginger - A meeting was held 4/21/22. Next meeting will be 5/26/22.

Landscape Committee – Nancy – Added flowers to front of community. Got a quote to replace the hedge along Seabrook on the north side of the entrance. Also got quote to paint walls on both sides of the entrance.

Personnel – No report.

Budget – Doesn't meet until October.

Bylaws/Documents Committee – **Kathy** - There will be a meeting 6/7/22 at 9:00 a.m. via Zoom. Zoom link will be posted as we get closer to the date. The Bylaws, Condo Docs and Articles of Incorporation are still being reviewed.

Electric Charging Stations – Dick – The Village of Tequesta has no plans to install electric vehicle charging stations as of today. We need to be prepared at TG if someone buys a unit at TG and they have an electric vehicle.

Social Committee – Bonnie – We will be starting up all activities in October. Please see flyers that are posted in all of the laundry rooms. The flyers have a list of all the fixed social activities at TG and the social schedule. We will be having a tag sale in January of next year so save any items that you would like to sell. Bunco will be starting up in January.

Buildings and Grounds Committee – Roger – We had two breaks in a sewer line caused by tree roots. It was our responsibility to fix and is taken care of. We are shopping around for new light fixtures.

Property Enhancement Committee – Bonnie – We had 14 residents attend the last meeting. Discussed were: generator, handicap accommodations, painting the porch, fencing, lighting and metal roofs. We need to have a vision. Also discussed were gates around the pool and safety concerns. We will look into getting quotes on these different items.

OLD BUSINESS

None

NEW BUSINESS

Bonnie Perry moved that we proceed with getting quotes to put in a new walkway that will run from the shuffleboard courts to the pool area. John Skoglund seconded it. All were in favor.

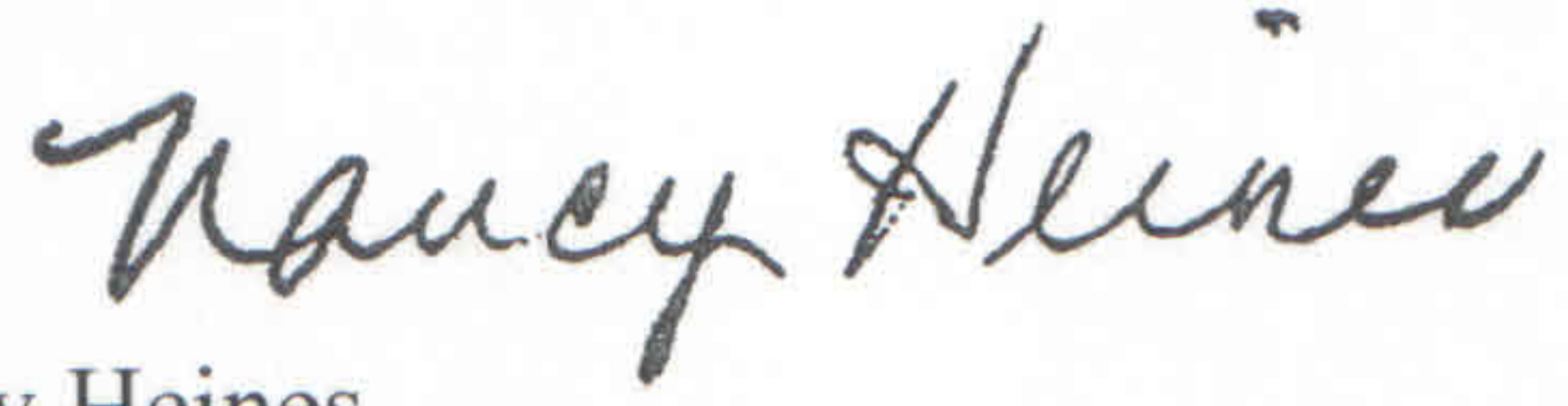
Motion passed.

ADJOURNMENT

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

The meeting was adjourned at 2:50 P.M.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Nancy Heines". The signature is written in black ink and is positioned above the printed name and title.

Nancy Heines
Secretary

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March 2022 Financial Report

Total income was \$88,979 with the expenses being \$93,464; net income of \$661 year to date. The retained earnings from 2021 of \$76,190 have been transferred to the Valley money market account. The \$-705 retained earnings on the March balance sheet reflects expenses from 2021 that need to be charged back to 2021. I am waiting on the audit report to correct these expenses.

With respect to Accounts Receivable, there is just one and a half unpaid assessments. The sister's unit is partially paid.

Cash in the bank is \$1,142,071 broken down as follows:

\$76,910	Truist operating account
\$65,738	Truist money market
\$350	in petty cash
\$999,074	Reserves
50,001	PNC
250,120	First Citizens money market
385,826	Valley money market
250,013	Chase 6 month CD
63,114	Due To Reserve from operating fund

Reserves – broken down as follows:

\$603,180	Roofs
\$122,933	Paving
\$110,663	Painting
\$39,256	Building Repairs
\$30,256	Equipment
\$36,050	Common Elements
\$10,171	Clubhouse Roof
\$10,304	Big Pool
\$ 9900	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer