

Tequesta Garden Condominium Association, Inc.

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

BOARD OF DIRECTORS MEETING

June 28, 2022

The meeting was called to order at 1:02 PM by President Roger Kjar. There were 15 residents in attendance on a **ZOOM** call and 3 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. All were on Zoom except for Ceil Roy who was in the Clubhouse.

APPROVAL OF THE May 31, 2022 Meeting Minutes as unread.

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

TREASURER'S REPORT – Peter Kline went over the May 2022 Financial Report. See attached. Peter acknowledged and thanked Becky for all her help and support in helping him understand the bill payment activity and reports. We set up a system with the VOT to get emails when a water bill seems excessive. There will be a Budget Committee meeting July 11, 2022 at 4:30 p.m.

MAINTENANCE REPORT – Mark Cassetta. 2,4,6,8,10 Garden will be inspected for termites on June 29th. The dates and times for the remaining buildings will be set for a later date and will be posted. The Village of Tequesta will be putting up three signs on the property stating the village ordinance regarding picking up after pets. The fire extinguishers were recertified in June. In July the fire marshal will be doing inspections. In August backflow valves (18) will be recertified. We are in the process of applying for a permit for the new walkway by the shuffleboard court. We are working with Waste Management and All County to fix our damaged driveways and parking lots.

COMMITTEE REPORTS

Insurance – Peter – there is an Insurance Committee Meeting on September 13th at 4:00 p.m. The bank for our clubhouse lease sent us a demand for additional coverage for rebuilding costs. The insurance for the Clubhouse is our responsibility.

Building Reps – Ginger – No meeting this month.

Landscape Committee – Nancy – Received a response from Lundberg's Landscape and Design to replace the hedge along Seabrook. Ramon will water as many times as needed with our well water.

Personnel – No report.

Budget – There will be a Budget Committee Meeting July 11th at 4:30 p.m. via ZOOM.

Bylaws/Documents Committee – Kathy – Our next meeting is July 12th at 10:00 a.m. via Zoom. We will be meeting the second Tuesday of every month. In our June meeting we discussed our roles and responsibilities. Attached to the minutes in the office is the Document Review Committee Charter. In July we will be discussing our rules and regulations, the change on nuisances/smoking and our pool rules and regulations.

Electric Charging Stations – Dick – we were given an update on the most recent news on electric cars and charging stations in the US. The board will be voting on the Board Policy on Electric Charging Stations that was drawn up by our attorney at the July BOD meeting.

Social Committee – Bonnie – The Social Committee will be meeting again in September.

Buildings and Grounds Committee – No report.

Truck Committee – Peter – Had a meeting June 13th. We are working through objections and concerns and all your feedback is being reviewed. The next Truck Committee Meeting is July 18th at 4:30 p.m. Minutes are in the office.

Property Enhancement Committee – Bonnie/Jennifer – Discussed replacing the chain link fence around the pool area with a new black aluminum fence. Since the new fence would be an alteration/betterment we would have to mail out a ballot to all unit owners to vote on it. We will display, in the Clubhouse, posterboard with pictures of the proposed new fence as well as a piece of the new fencing material. The ballot will include costs and pros and cons of replacing the fence.

OLD BUSINESS

Ted Lint moved that we accept the Lundberg's Landscape and Design proposal to replace the Podocarpus plants at the north end of the entrance along Seabrook Road for a cost of \$5,335.00 (includes plants, mulch, labor and dump fee). Nancy Heines seconded it. The vote was 7-2 in favor. Dick Carter and Kathy Devine opposed. **Motion passed.**

NEW BUSINESS

Bonnie Perry moved that we authorize the Board to get quotes to renovate the restrooms in the Clubhouse. The contractors that we receive quotes from must also comply with all ADA, FHA and all other state and federal laws regarding upgrading and renovating restrooms. Ted Lint seconded it. All were in favor. **Motion passed.**

John Skoglund moved that we NOT ALLOW a new seasonal renter (January 2023 – March 2023) to park his passenger van on Tequesta Garden property because the van is over the 205 inch long length which is in violation of the Tequesta Garden documents. He can ONLY park his passenger van OFF property, day and night. He has permission to load and unload temporarily on property. Dick Carter seconded. All were in favor. **Motion passed.**

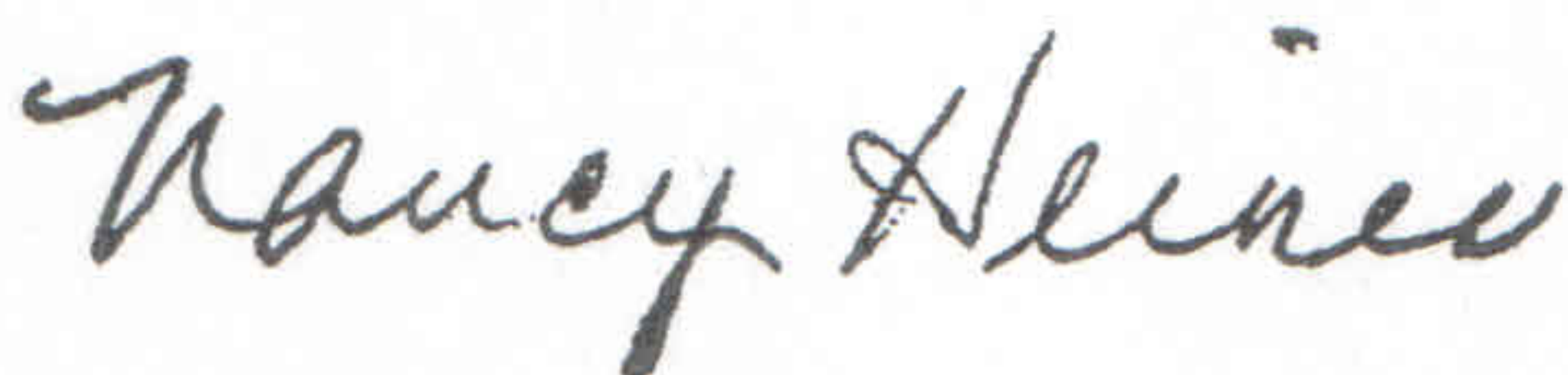
ADJOURNMENT

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

The meeting was adjourned at 3:21 p.m.

The next Board of Directors meeting will be July 26th at 1:00 p.m.

Respectfully submitted by,



Nancy Heines
Secretary

Tequesta Garden Condominium Association, Inc.

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

May 2022 Financial Report

Total income was \$89,435 with the expenses being \$101,675; being overbudget \$20,876 year to date. Unexpected sewer, asphalt repair, water expense and having an additional part time employee have all contributed.

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 \$1,154,037 broken down as follows:

\$39,721	Truist operating account
\$82,130	Truist money market
\$100	in petty cash
\$1,015,028	Reserves
200,006	PNC
250,120	First Citizens money market
259,677	Valley money market
250,025	Chase 6 month CD
55,200	Due To Reserve from operating fund

Reserves – broken down as follows:

\$610,514	Roofs
\$124,641	Paving
\$113,634	Painting
\$40,713	Building Repairs
\$30,341	Equipment
\$38,106	Common Elements
\$10,268	Clubhouse Roof
\$10,470	Big Pool
\$ 9,977	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer

6/22/2022

Document Review Committee Charter:

Review the Tequesta Garden legal documents (i.e., Articles of Incorporation, Bylaws and Rules and Regulations).

Make recommendations to the Board for revisions and amendments to the Tequesta Garden legal documents.

For changes to the Tequesta Garden legal documents proposed by this committee, provide the Board and residents with a summary of the changes and supporting rationale for the change.

Work closely with committees on any proposed changes that require changes to the Tequesta Garden legal documents.

Benchmark recommended changes with other condominium complexes either directly, through other committees, or through legal consult.

Be available to residents and assist in communicating proposed changes to Tequesta Garden legal documents.

In conjunction with the Board and staff, ensure that all changes to legal documents have appropriate legal review.

Recognizing that legal documents are changed infrequently, consolidate recommended changes to the legal documents to be as comprehensive a set of revisions as possible at the time of the change.

7/6/2022