

# 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

August 30, 2022

The meeting was called to order at 1:03 PM by President Roger Kjar. There were 9 residents in attendance on a **ZOOM** call and 8 residents in the Clubhouse to salute the flag and Pledge Allegiance. Mark, Becky (via Zoom) and Daryl were also in attendance.

**ROLL CALL:**

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

There was a quorum. All present directors were on Zoom except for Ceil Roy who was in the Clubhouse.

### **APPROVAL OF THE July 26, 2022 Meeting Minutes as unread.**

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

**TREASURER'S REPORT** – Peter Kline went over the July 2022 Financial Report. See attached. The three largest bills for July were **1)** Insurance \$27,000 – increase of 10 – 30% anticipated for 2023 **2)** Cable \$12,000 – increase of 4% anticipated **3)** Water and Sewer – increase of 4% anticipated. The three largest over budget items in 2022 are **1)** Sewer – due to repairs **2)** Water – due to leaks **3)** Insurance (due to replacement cost increase).

**MAINTENANCE REPORT** – Mark Cassetta. The lights on all the buildings are now complete. Termite inspections for 1,3,7,9 and 11 Garden are done and no evidence of termite activity was found. Fire inspections have been completed. No violations were found and it was stated in the report that the property was maintained very well. The small pool was treated for black algae and the large pool will be treated right after Labor Day. Still working on the concrete walkway. Right now prices are astronomical so we are looking for a less expensive option. One possibility is to pour a sidewalk. We have decided to stay with the same cleaning company which gave us a lower rate.

## COMMITTEE REPORTS

**Insurance** – Peter – there is an Insurance Committee Meeting on September 13<sup>th</sup> at 4:00 p.m.

**Building Reps** – Ginger – No meeting this month.

**Landscape Committee** – Nancy – Ramon trimmed the new Podocarpus out front. The water system is fixed and everything looks good. We are working on the condition of some of our palm trees as we haven't had much rain this summer.

**Personnel** – No report.

**Budget** – We are meeting in October to discuss reserve analysis.

**Bylaws/Documents Committee** – Kathy – see **OLD BUSINESS (NO Smoking)**

**Electric Charging Stations** – Dick – No report.

**Social Committee** – Buildings 7, 9 and 11 Westwood are planning a social event on 10/15/22. It is still in the planning stages but activities are restarting!

**Buildings and Grounds Committee** – No report.

**Truck Committee** – Peter – Peter is resigning as the chairman as there seems to be no interest by the association to change the bylaws and condo docs allowing trucks.

**Property Enhancement Committee** – Jennifer – Discussed the feedback that was received from the fence presentation that was set up in the clubhouse and posted on the website. The written comments indicate 74% support replacing the current chain link fence with the Heritage fence, 11% support replacing the chain link fence with chain link fence and 15% do not support replacing the fence and prefer to do repairs as needed. Committee is waiting for an additional quote for Heritage style. If the quote is below the Board's 2% spending limit, a vote from residents may not be required.

## OLD BUSINESS

Peter Kline moved that we adopt the rule change, on X. NO SMOKING in our Rules and Regulations, as amended. The new wording is as follows: "Smoking and secondhand smoke are nuisances as well as fire, health and safety hazards. Smoking anywhere on the property cannot create a nuisance for residents. Smoking includes, for example, the use of cigarettes, cigars, pipes, marijuana, e-cigarettes, and vaping. The State of Florida Clean Indoor Air Act prohibits smoking in common enclosed areas, such as laundry rooms and clubhouses, including restrooms and kitchens. Smoking and secondhand smoke are also not permitted on balconies, walkways and the Clubhouse's screened porch. Smoking is permitted in individual units but must be contained within the unit and cannot become a nuisance to neighboring units or interfere with the peaceful possession and use of the property by its residents. Cigarette butts and ashes are considered litter and should be disposed of properly." Ceil Roy seconded it. All were in favor.

**Motion passed.**

Roger is looking into getting quotes from towing companies. We will need four signs for the property – two at each entrance. Once we receive the contract we will contact our attorney to write up the proper wording for the signs (specifically the definition of an unauthorized vehicle). We will be setting up a Towing Committee which will include the President of the Board, a Board member and Maintenance Personnel. They will 1) identify the vehicle owner 2) place a notice on the vehicle with the date and time of the violation and 3) the committee will review and decide whether to tow or not to tow. **Once the signs have been made and before they are posted we will communicate with all residents in the community that we will be strictly enforcing our authorized vehicles rule.**

**We need to fill a vacancy on the Fining Committee. If anyone is interested in being on the Fining Committee please contact the office by phone, 561-747-1822 or email [tgardenpres@aol.com](mailto:tgardenpres@aol.com).**

There was discussion on recording ZOOM meetings. We will not be recording ZOOM meetings. Paper minutes are the official minutes of the Board of Directors meetings. If you would like to record a Zoom meeting you must get permission from the Board to do so.

## **NEW BUSINESS**

John Skoglund moved that the Board of Directors approve the application of new flooring installation at 2 Westwood Avenue #207 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 Ted Lint. All were in favor. **Motion passed.**

A new water alert system has been set up through Tequesta Utilities. An alert will be sent to us if water usage goes up. So far we have had two instances where the new alert system has helped us. Peter will be drafting communication to send to everyone.

Peter will also be setting up a new email system that we will be able to use for many different purposes. He will be working with Daryl and Becky to get this implemented.

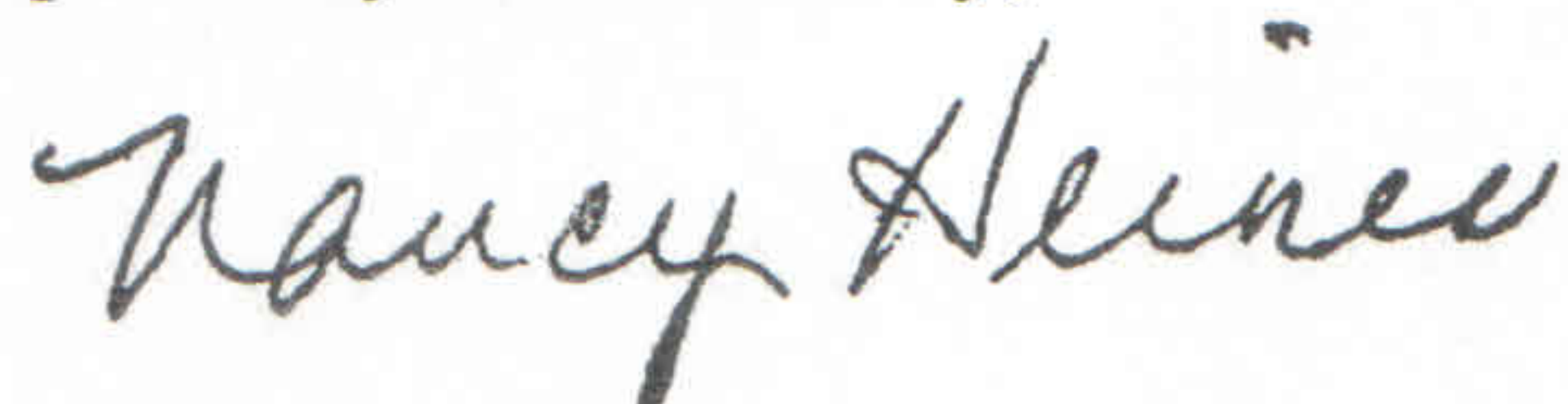
**ADJOURNMENT**

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

The meeting was adjourned at 2:55 p.m.

The next Board of Directors meeting will be September 27th at 1:00 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 below the text "Respectfully submitted by,".

Nancy Heines  
Secretary

# Tequesta Garden Condominium Association, Inc.

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## July 2022 Financial Report

Total income was \$90,279 with the expenses being \$87,202; the month being under budget by \$3,077 and year to date over budget \$11,028.

With respect to Accounts Receivable, there is just one unpaid assessments, the "sister's unit." It has been turned over to the attorney. I have not heard from our attorney about any payment so the next step is for the Attorney to send a notice that a lien will be placed on the property if they don't pay in full within 30 days.

Cash in the bank is \$1,232,002 broken down as follows:

<b>\$141,770</b>	<b>Truist operating account</b>
<b>\$67,330</b>	<b>Truist money market</b>
<b>\$100</b>	<b>in petty cash</b>
<b>\$1,022,802</b>	<b>Reserves</b>
200,012	PNC
250,158	First Citizens money market
259,661	Valley money market
250,025	Chase 6 month CD
62,946	Due To Reserve from operating fund

Reserves – broken down as follows:

\$616,110	Roofs
\$126,245	Paving
\$116,603	Painting
\$42,170	Building Repairs
\$29,427	Equipment
\$34,826	Common Elements
\$10,365	Clubhouse Roof
\$10,638	Big Pool
\$10,054	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer