

Tequesta Garden Condominium Association, Inc.

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

BOARD OF DIRECTORS MEETING

July 26, 2022

The meeting was called to order at 1:05 PM by President Roger Kjar. There were 18 residents in attendance on a **ZOOM** call and 9 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 - 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 and Nancy Heines who were in the Clubhouse.

APPROVAL OF THE June 28, 2022 Meeting Minutes as unread.

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

TREASURER'S REPORT – Peter Kline went over the June 2022 Financial Report. See attached. Becky is working on the 2021 audit to classify the Comcast incentive money as a long term liability since it is a seven year contract. Our three biggest expenses of the month were insurance, cable tv and water.

MAINTENANCE REPORT – Mark Cassetta. The lawn mower has been in the shop that is why grass has not been cut recently. As soon as it is fixed Ramon will be back out cutting. The gutter at 10g has been repaired. The new hedge was installed on the north side of the complex and we are working on the sprinkler system so that water does not hit any cars. We are working on getting more quotes for the walkway that the board approved. The original contractor can no longer do it at the price that the board voted on. Unfortunately, the price of concrete is extremely volatile right now. A new family took over Coverall and increased our monthly cost from \$199 a month to \$425 a month which is a significant amount. We will be looking at new cleaning companies. We are also getting quotes to fix up the entranceway – removal of steel poles and replacing curbing. Termite inspections for the buildings that have not been done will be next month. As soon as we receive the schedule we will pass it along.

COMMITTEE REPORTS

Insurance – Peter – there is an Insurance Committee Meeting on September 13th at 4:00 p.m.

Building Reps – Ginger – No meeting this month.

Landscape Committee – Nancy – Working on sprinklers so that water does not hit cars. Discussed installing soaker hoses instead of sprinklers.

Personnel – No report.

Budget – Had meeting this month and addressed some concerns and budget projection end of the year. Veronica Andrews has volunteered to work with Becky.

Bylaws/Documents Committee – Kathy – We had a meeting on July 12th. We discussed and drafted language for our Rules and Regulations on ‘No Smoking’. See NEW BUSINESS.

Electric Charging Stations – Dick – Becky sent Dick an email from our attorney on the new condominium act on electric vehicle charging stations. The new condo act stated three things: 1) the board may install an electric vehicle charging station in the common elements and may do so without a unit owner vote 2) unit owners may likewise install a charging station in limited common elements and 3) the board must approve a charger in the limited common elements.

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

Buildings and Grounds Committee – No report.

Truck Committee – Peter – No report. See OLD BUSINESS.

Property Enhancement Committee – Bonnie/Jennifer. We have prepared a presentation and a poster, along with a fence sample, for display in the clubhouse. We will also send out an email with all the detailed information as well as post it on the TG website. Residents are free to leave any comments, questions or suggestions. At the end of August/early September we will be sending out a mailer to each owner with all the information and a ballot (SEE OLD BUSINESS)

OLD BUSINESS

Bonnie Perry moved that we set up a display in the Clubhouse detailing the aluminum fence proposal, email it to all residents and post it on the Tequesta Garden website. Nancy Heines seconded it. All were in favor. **Motion passed.**

Kathy Devine moved that the board prohibit the parking of trucks on the Association property except in certain limited instances, as set forth in our Declaration. Signs will be installed prohibiting trucks from parking on the premises. Prohibited vehicles parked on Association property will be towed at the owner’s expense. Bonnie Perry seconded it. There were 5 yes’s (Kathy, Ceil, Roger, Bonnie and Ted) and 2 no’s (Peter and John). **Motion passed 5 -2.**

NEW BUSINESS

Bonnie Perry moved that we make changes to the proposed amendment to the Rules and Regulations on 'No Smoking' that was drafted and brought to the board by the Document Review Committee. John Skoglund seconded it. The new sentence should read "Smoking and secondhand smoke are also not permitted on balconies and walkways". The words lanais and screened porches that were originally in the sentence will be taken out. There were 5 yes's (Ceil, Roger, Bonnie, John and Nancy) and 3 no's (Kathy, Peter and Ted). **Motion passed 5 to 3.**

Bonnie Perry moved that the Document Review Committee, at their next meeting, revise the language of the 'No Smoking' amendment to the Rules and Regulations. All were in favor. **Motion passed.**

ADJOURNMENT

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

The meeting was adjourned at 4:17 p.m.

The next Board of Directors meeting will be August 30th at 1:00 p.m.

Respectfully submitted by,

Nancy Heines
Secretary

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June 2022 Financial Report

Total income was \$89,286 with the expenses being \$82,317; being overbudget \$13,733 year to date.

With respect to Accounts Receivable, there is just one unpaid assessments, the "sister's unit." It has been turned over to the attorney.

Cash in the bank is \$1,163,344 broken down as follows:

\$85,757	Truist operating account
\$55,456	Truist money market
\$100	in petty cash
\$1,022,032	Reserves
200,009	PNC
250,158	First Citizens money market
259,719	Valley money market
250,025	Chase 6 month CD
62,121	Due To Reserve from operating fund

Reserves – broken down as follows:

\$614,210	Roofs
\$125,493	Paving
\$115,119	Painting
\$41,442	Building Repairs
\$29,386	Equipment
\$39,133	Common Elements
\$10,316	Clubhouse Roof
\$10,554	Big Pool
\$10,015	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer