

# 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**

October 4, 2022 (rescheduled from September 27<sup>th</sup>)

The meeting was called to order at 1:04 PM by President Roger Kjar. There were 7 residents in attendance on a **ZOOM** call and 11 residents in the Clubhouse to salute the flag and Pledge Allegiance. Mark and Daryl were also in attendance.

**ROLL CALL:**

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

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

### **APPROVAL OF THE August 30, 2022 Meeting Minutes as unread.**

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

**TREASURER'S REPORT** – Peter Kline went over the August 2022 Financial Report. Our insurance broker has cautioned us to be prepared for an insurance increase in 2023. In addition, expect our utilities to increase approximately 4% in 2023. We recently had the property appraised to estimate the rebuilding costs that the association manages. Costs have gone up 24% since our last appraisal three years ago.

**MAINTENANCE REPORT** – Mark Cassetta. Stack blowouts are scheduled starting October 11<sup>th</sup>. This is a yearly maintenance item that cleans the buildings pipes out. We will need access to all ground floor units. The stack blowout schedule is posted in all of the laundry rooms. We are in the process of updating our hurricane procedure checklist and will post the new one in the laundry rooms as soon as it is complete. We had no issues from Hurricane Ian other than some grounds cleanup. We were extremely fortunate.



## **COMMITTEE REPORTS**

**Insurance** – Peter – there will be an Insurance Committee meeting in December. Peter talked to our insurance agent and he explained our coverage. We will give him the outcome of our recent appraisal so that we can get a final quote.

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

**Landscape Committee** – Nancy – new hedge looks good. We will have another meeting in October.

**Personnel** – No report.

**Budget** – Next budget meeting is 10/17 at 4:00 p.m.

**Bylaws/Documents Committee** – Kathy/Jennifer – Worked on two proposals for the swimming pools (see NEW BUSINESS)

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

**Social Committee** – Sharon – Trivia night 10/15 from 6:30 – 8:00. Veteran's Day themed party 11/11 put on by 6,8,10 Garden. Coffee An' 11/26. Tequesta Police Department will be there to go over safety and security. Christmas Party in December, Tag Sale in January. We will be sending out 'Save the Date' emails shortly for all activities. The next Social Committee meeting will be 10/20 at 10:30 a.m.

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

**Truck Committee** – No report.

**Property Enhancement Committee** – Bonnie – Discussed changing the fence around the pools from chain link to aluminum. If the cost is under 2% we don't need a vote from all residents just board approval. When Bonnie and Roger come down they will look and feel the aluminum material from the newest quote.

## **OLD BUSINESS**

Carmella Columbo spoke about her increased rate in her insurance because she was considered a hurricane risk. She shopped around and was told she needed to get a wind mitigation and a 4 point inspection. The 4 point inspection was perfect but the roof report was undesirable. She suggests we consider getting new roofs as they will help with insurance costs and increase the value of our property.

Roger and Mark researched costs of turning the small pool into a saltwater pool per a resident's request. The one bid they received was for \$20,000 for a new system. The health department has lots of stipulations with saltwater pools – engineering fees and reconfigurations. Roger will pass along his findings to the BOD's.



## NEW BUSINESS

Kathy Devine moved that we adopt the new rule (#11) on A. SWIMMING POOLS in the Rules and Regulations. The new rule is as follows:

### A. SWIMMING POOLS:

11. Non breakable beverage containers (for example plastic, metal, cardboard) and light snacks (for example fruit, nuts protein bars) are permitted at pool side chairs and tables. Beverage containers and snacks are not permitted in the pools or within the unobstructed 4 feet area surrounding the pools. No glass, glass containers or glass bottles are permitted in the pools or pool areas. Residents and guests are responsible for properly disposing of beverage and snack items and should leave the area clean and safe for the next person. All beverage and food spills should be thoroughly cleaned up using the hose or paper towels.

Nancy Heines seconded the motion. The vote was unanimous. **Motion passed.**

Kathy Devine moved that we adopt the new rule (#12) on A. SWIMMING POOLS in the Rules and Regulations. The new rule is as follows:

### A. SWIMMING POOLS:

12. The use of electronic devices such as phones, radios or other media players is permitted in the recreation area when used with personal hearing devices such as headphones, earbuds, or in silent mode (speaker off). Bluetooth speakers are not permitted. Electronic devices are not permitted in the pool. Approved social events like water exercise classes or association parties may be granted an exception.

Peter Kline seconded the motion. The vote was 6-1 (Nancy Heines opposed). **Motion passed.**

There was discussion about lease renewals and the Lease Addendum that was recommended by our attorney. John Skoglund recommended that we form a Lease Committee so that the committee can read through the addendum and discuss and make any recommendations. If anyone is interested in being on the Lease Committee please let the office know. You can email us at [tgardenpres@aol.com](mailto:tgardenpres@aol.com) or by phone at 561-747-1822.

Roger discussed the blacktop damage that was done by Waste Management. WM insurance company offered us \$200. According to All County Paving the damage is estimated between \$2900 - \$3200. Mark doesn't think that WM is taking the situation seriously. We will send a letter to Waste Management AND the Village of Tequesta letting them know that we will send this issue to our attorney if it is not resolved.



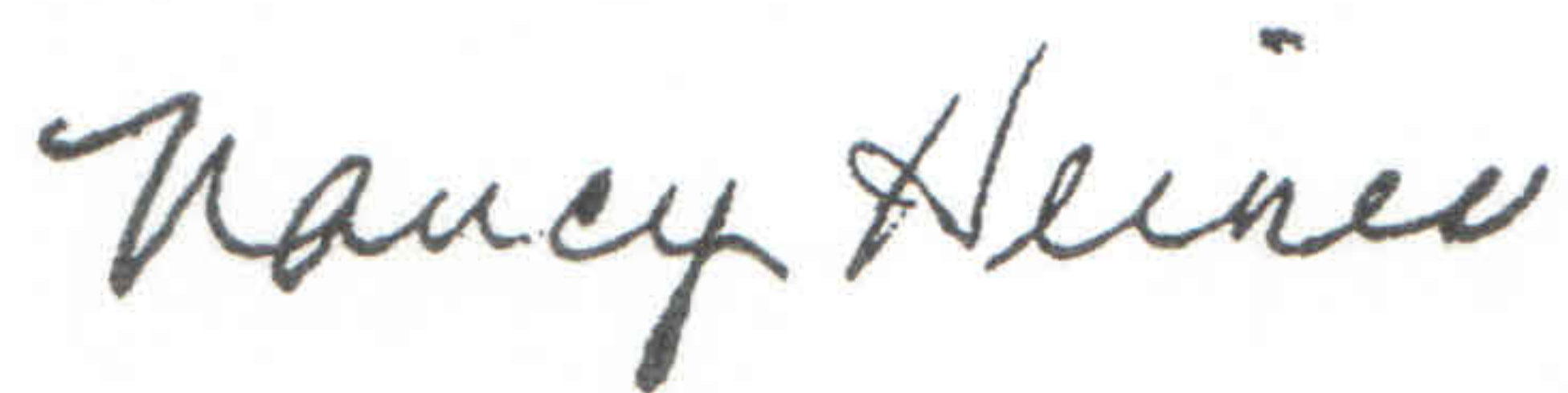
## **ADJOURNMENT**

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

The meeting was adjourned at 3:36 p.m.

The next Board of Directors meeting will be October 25th 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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## August 2022 Financial Report

Total income was \$89,978 with the expenses being \$89,828; the month being under budget by \$150 and year to date over budget \$1439.

With respect to Accounts Receivable, there is just one unpaid assessment, the "sister's unit." It has been turned over to the attorney to send a notice that a lien will be placed on the property.

Cash in the bank is \$1,156,280 broken down as follows:

<b>\$84,814</b>	<b>Truist operating account</b>
<b>\$48,237</b>	<b>Truist money market</b>
<b>\$100</b>	<b>in petty cash</b>
<b>\$1,023,129</b>	<b>Reserves</b>
200,016	PNC
250,158	First Citizens money market
283,460	Valley money market
250,025	Chase 6 month CD
39,471	Due To Reserve from operating fund

Reserves – broken down as follows:

\$616,733	Roofs
\$127,099	Paving
\$118,089	Painting
\$38,296	Building Repairs
\$29,469	Equipment
\$35,854	Common Elements
\$10,413	Clubhouse Roof
\$10,721	Big Pool
\$10,092	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer