

# 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

October 25, 2022

The meeting was called to order at 1:07 PM by President Roger Kjar. There were 14 residents in attendance on a **ZOOM** call and 12 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 – absent
- Nancy Heines - present
- Ted Lint - present

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

**APPROVAL OF THE October 4, 2022 (rescheduled from September 27<sup>th</sup>) 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 September 2022 Financial Report (see attached)

**MAINTENANCE REPORT** – Mark Cassetta. The stack blowouts for all the buildings have been done and we only had ONE kitchen drain back up. It was fixed by Buckeye Plumbing so we are all good. CSC sent a technician out to change the cost of the dryer back to .50 but left the drying time at an hour. The technician will be back to correct it. The Board is going to have to work with CSC to get it back to their original settings. We received a letter from the pastor at Tequesta First Baptist Church on Tequesta Drive complaining that some of our residents are parking in their lot. **Please do not park there or you run the risk of being towed.**

## COMMITTEE REPORTS

**Insurance** – Peter – We have been talking with our insurance broker and gave him our new appraisal. We are waiting for final competition quotes from current insurance company as well as Citizens Insurance. Right now it looks like Citizens will be less expensive. We don't have the final number yet but it looks like our association dues may go up double digits for next year.

**Building Reps** – Ginger – We had a meeting 10/20. We discussed that the laundry room doors needed painting and repairs. There was discussion about dogs – we have accepted that they can be here but the owners need to be held accountable for their behavior. Also discussed was the dryer increase and the TG office hours. It was also brought up that instead of having the building reps hold all the keys that a lock box be installed in each laundry room to hold the keys for that building. We will do some research on lock boxes and discuss it at the next BOD meeting.

**Landscape Committee** – Nancy – No meeting was held this month but we do need to replace the shrubs at the entry to the recycling bin.

**Personnel** – Peter – We have one more Personnel meeting next month and we will finalize personnel issues at that time.

**Budget Committee** – Peter – We did an extensive review of the reserve study. We went through the expenses this year and what next year's expenses will be. The cost of insurance is a big concern. We will be having one more Budget meeting to finalize the 2023 budget.

**Bylaws/Documents Committee** – Kathy/Jennifer – We did not meet this month. Our next meeting will be November 8<sup>th</sup> at 10:00 a.m. via Zoom.

**Electric Charging Stations** – Dick – Will discuss in OLD BUSINESS.

**Social Committee** – Sharon – No Trivia Night due to low interest. There will be a Veteran's Day party – more information will be sent out as it gets closer. We will be decorating the clubhouse on 11/28. The tentative date for the Christmas Party is 12/18. It may be held on or off property. More information will be sent out. The garage sale is tentatively set on 1/28. No clothing is accepted but we will take anything else so start saving any items you wish to donate. A newsletter will be coming out next month. The Tequesta Fire Chief will be at the 'Coffee And...' on November 26<sup>th</sup> at 9:00 a.m.

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

**Truck Committee** – No report.

**Property Enhancement Committee** – Bonnie – Discussed the options for the new fence that we would like to replace the current fence with. We believe that the new fence will help beautify the property. Bonnie and Roger will look at the different fencing materials when they get down here next month. We will check with the people that we lease the property from to see if we can reduce the size of the fenced-in area which will lower the cost. There is a \$4000 difference between the Heritage Style fence (aluminum) and the chain link fence

## OLD BUSINESS

A Lease Committee was formed to go over the Lease Addendum that was drafted by our attorney. The Lease Committee will discuss the Addendum and come up with a strategy and a uniform set of expectations on leases. Members of the committee are: Roger Kjar, Ted Lint, Peter Kline, John Skoglund and Daryl McMullen. If anyone else is interested in being on the Lease Committee please contact the office.



Kathy Devine moved that the Board of Directors set up a committee to discuss the Electric Vehicle Charging Station Policy that was drafted by our attorney. The committee will discuss the policy and come back to the board with their ideas, questions and/or concerns. Members of the committee are: Dick Carter, Jim Moran, Kathy Devine, Bonnie Perry, Roger Kjar and Peter Kline. The motion was seconded by Bonnie Perry. All were in favor. **Motion passed.**

## **NEW BUSINESS**

Ted Lint moved that the Board of Directors approve the application of new flooring installation at 9 Garden Street #205 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. The motion was seconded by Nancy Heines. All were in favor. **Motion passed.**

Jennifer Jonach discussed with everyone the email problems we encountered last week. **BLOCK** or **DELETE** any emails that you get from our old email address, [tgardenpres@aol.com](mailto:tgardenpres@aol.com). We are **NO LONGER** using that address. The new email addresses that we are using are as follows:

[daryl@tequestagarden.com](mailto:daryl@tequestagarden.com)  
[becky@tequestagarden.com](mailto:becky@tequestagarden.com)  
[mark@tequestagarden.com](mailto:mark@tequestagarden.com)

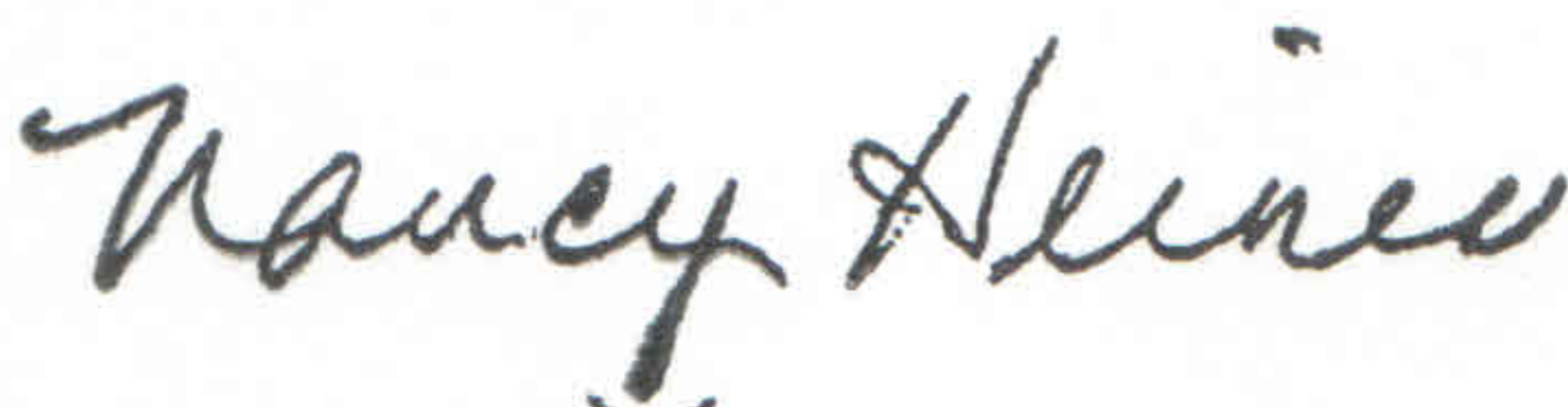
## **ADJOURNMENT**

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

The meeting was adjourned at 3:22 p.m.

The next Board of Directors meeting will be November 29th 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"

## September 2022 Financial Report

Total income was \$89,765 with the expenses being \$91,307; the month being over budget by \$2394 and year to date over budget \$10,404. The net income to date is \$-2926.

With respect to Accounts Receivable, the "sister's unit is still unpaid.

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

<b>\$90,337</b>	<b>Truist operating account</b>
<b>\$40,076</b>	<b>Truist money market</b>
<b>\$100</b>	<b>in petty cash</b>
<b>\$1,031,097</b>	<b>Reserves</b>
200,018	PNC
250,158	First Citizens money market
283,507	Valley money market
250,025	Chase 6 month CD
47,389	Due To Reserve from operating fund

Reserves – broken down as follows:

\$620,394	Roofs
\$127,951	Paving
\$119,573	Painting
\$39,024	Building Repairs
\$29,512	Equipment
\$36,881	Common Elements
\$10,462	Clubhouse Roof
\$10,805	Big Pool
\$10,131	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer