**BOARD OF DIRECTORS MEETING**

November 29, 2022

The meeting was called to order at 1:04 PM by President Roger Kjar. There were 5 residents in attendance on a **ZOOM** call and 20 residents in the Clubhouse to salute the flag and Pledge Allegiance. Mark and Daryl were in attendance in the Clubhouse and Becky was in attendance via Zoom.

**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.

**APPROVAL OF THE October 25, 2022 Meeting Minutes as unread.** Bonnie Perry moved to approve the minutes with two corrections (Kathy Devine is on the Lease Committee, not the Electric Vehicle Committee); Nancy Heines seconded the motion. The vote was unanimous. **Motion passed.**

**TREASURER’S REPORT** – Peter Kline went over the October 2022 Financial Report (see attached). Five unpaid assessments. Largest expenses last month were insurance, cable and water/sewer. Will be working with Becky in January to find higher rate Cd’s.

**MAINTENANCE REPORT** – Mark Cassetta. We finished all termite inspections and there was NO activity in any units or in any common areas. New gutters were put on buildings 9G and 11W. Two new screen doors for the Clubhouse porch are on order. New pool signs with the Department of Health changes have been ordered. We should receive those by the end of the year. I have also ordered a new tankless water heater for the outdoor shower. We recently had a rodent/rat problem in one of our units as a result of not properly treating the property while away for more than a few weeks. Everything is cleaned up now but please remember to prep your toilets by adding Clorox or antifreeze to the water, saran wrap the bowl and place something heavy on the lid. These steps will prevent rodent/rat issues.

**COMMITTEE REPORTS**

**Insurance –** Peter – No report.

**Building Reps –** Ginger **–** Discussed placing lock boxes in laundry rooms to hold unit keys.

**Landscape Committee –** Nancy – Looking into replacing old and sparse shrubbery at the beginning of the year.

**Personnel –** Peter – No report.

**Budget Committee –** Peter – See New Business.

**Bylaws/Documents Committee –** Kathy/Jennifer **–** Met 11/8. Discussed the importance of getting information out to residents. We will be sure to add any new information to our website, newsletter and Facebook page. We are working on getting email addresses for all renters so that they are informed as well. Association insurance **does** **not** cover serving alcohol in the Clubhouse or in the pool area. Residents can BYOB to the pool area and/or Clubhouse and assumes personal liability should something happen. We would like committee members to work closely with other committee members. Our next meeting will be on December 13th at 10:00 a.m.

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

**Social Committee** – Bonnie – We had a great turnout and a great time at the Veteran’s Day party! Thank you to all who helped with it. The Christmas Luncheon is 12/10 in the Clubhouse and will be catered by Too Jays. Cost is $25. Please sign up in advance. 1,2 and 4 Garden are in charge of January social events. Our big garage sale is January 28th. We will accept all items except for clothing. You can start dropping things off this week. We are in need of volunteers if you are able to help. Sharon will be outing out a December newsletter shortly. Don’t forget to join the Tequesta Gardens residents Facebook page. Our next Social Committee meeting is January 19th at 10:30 in the clubhouse.

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

**Truck Committee** – No report.

**Property Enhancement Committee** –Bonnie. There was discussion on the three different fence bids. The committee has decided to go with the company Fence Crafters and has chosen the black aluminum fence. See OLD BUSINESS.

**OLD BUSINESS**

Kathy Devine moved that the Board of Directors approve the installation of a new black aluminum fence and gates from Fence Crafters to include the permits as long as it stays below the $21,339.00 cap. The motion was seconded by John Skoglund. All were in favor. **Motion passed.**

Kathy Devine moved that the Board of Directors adopt the proposed policy drafted by Marty Platts regarding the policies and procedures for permitting electric vehicle charging stations with two revisions to: 1) Exhibit B, paragraph 5 and 2) Exhibit C, paragraph 1. Dick Carter seconded the motion. All were in favor. **Motion passed**.

Peter Kline moved that the Board of Directors adopt the Lease Addendum drafted by Marty Platts and to include that the association take a security deposit of one month’s rent from each renter. John Skoglund seconded the motion. The vote was 5 to 4. Five board members (Ceil, Roger, Bonnie, Ted and Nancy) were **not** in favor of the motion. Four board members (Dick, Kathy, Peter and John) were in favor of the motion. **The motion did not pass**.

Kathy Devine moved that the Board of Directors adopt the Lease Addendum drafted by Marty Platts **AS IS**. The motion was seconded by Bonnie Perry. All were in favor. **Motion passed.**

**NEW BUSINESS**

Dick Carter moved that the Board of Directors accept the proposed 2023 budget that was presented to the Board by the Budget Committee. The motion was seconded by Kathy Devine. All were in favor. **Motion passed**.

Ted Lint moved that the Board of Directors approve the application of new flooring installation at 6 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.**

**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 3:45 p.m.

The next Board of Directors meeting will be December 27th at 1:00 p.m. **IF** there is business to discuss.

Respectfully submitted by,

Nancy Heines

Secretary