

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

January 31, 2023

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 10 residents in attendance on a **ZOOM** call and 41 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 November 29, 2022 Meeting Minutes as unread. Kathy Devine moved to approve the minutes. Ted Lint seconded the motion. The vote was unanimous. **Motion passed.**

TREASURER'S REPORT – Peter Kline went over the December 2022 Financial Report (see attached.)

MAINTENANCE REPORT – Mark Cassetta. Mark 2 came back this month and is currently painting walkways and stairways. 10 Garden is complete and he is almost done with 8 Garden. We installed a tankless hot water heater for the pool shower. We also placed green boxes around the pool house that are sonic devices designed to keep birds and other animals away from the pool deck. We installed a new hot water heater at 9 Garden and fixed an issue with the circuit breaker panel there. We continue to have issues with the recycling bin. Please **DO NOT** put plastic bags in the bin as they clog the machines at the waste management facility. Please make sure that you only put plastic that has the recycling logo on it in the recycling bin. **ALL**

cardboard boxes must be flattened as well. If you can not break your boxes down by yourself please call Mark and he can help you. Please fill out a maintenance work order if you have a maintenance need. It must be in writing on a work order or in an email. We signed the contract with the fence company so they will be starting to install the new fence soon.

COMMITTEE REPORTS

Insurance – Peter – Wind mitigation studies were done on all buildings and are available to all unit owners. We met with our insurance broker, Eric Sowden and renewed with American Coastal for another year. We will need a special assessment to cover our insurance obligation which is required by law. See NEW BUSINESS.

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

Landscape Committee – Nancy – Making a list of plants that need replacing throughout the community.

Personnel – Peter – No report.

Budget Committee – Peter – No report.

Bylaws/Document Review Committee – Kathy/Jennifer – Committee met 1/20/23. Working on revisions to the Rules and Regulations regarding leases and electric vehicles and also clarifications on pets. We are reorganizing the structure of the Rules and Regs and would like to separate the recreation area rules from the rest of the community rules. We are trying to establish a relationship between the Electric Vehicle committee, the Lease committee and the Document Review committee. Jim Moran is the chair of the Electric Vehicle committee and John Skoglund the chair of the Lease committee. Clarification - Jennifer Jonach is on the Electric Vehicle committee and Kathy Devine on the Lease committee.

Electric Charging Stations – No report.

Social Committee – Sharon – Social events are starting back up and we are receiving a great response! The garage sale was a big success! A big thank you for all your donations and to all of the volunteers! We made \$1800 minus a few expenses. The Valentine's Party is February 15th in the clubhouse. The cost is \$20 per person and will be catered by McCarthy's. A great menu and fun entertainment! The shuffleboard tournament will be in March. More information will come. Jimmy Connors is working on the putting tournament and we will send out more information on that as well. There is a Tequesta Garden Facebook group set up by Jennifer Jonach. The group's name is Tequesta Gardens Residents.

Buildings and Grounds Committee – No report.

Truck Committee – Disbanded

Property Enhancement Committee – Bonnie – The installation of the new fencing will begin soon.

OLD BUSINESS

Kathy Devine moved that the Board of Directors approve the installation of lock boxes in the electrical room of all buildings which will hold the keys for each unit in that building. Installation will be as soon as possible. A process will be developed and we will confirm liability insurance. The motion was seconded by John Skoglund. All were in favor. **Motion passed.**

John Skoglund moved that the Board of Directors approve the installation of a towing sign at the entrance of each building. Ted Lint seconded the motion. All were in favor of the motion except for Peter Kline who voted 'NO'. **Motion passed.**

Certified letters will be sent out this week to the Village of Tequesta, Waste Management and Gallagher Bassett regarding the damage incurred to our newly sealed parking areas and driveways.

The members of the Fining Committee are Ginger Lohmann, Terri Maggio and Ted Lint. Roger asked that they get together and report back to him.

NEW BUSINESS

Discussed purchasing a defibrillator for the clubhouse. Bonnie Perry and Joyce Saunders will look further into it. They will do more research, talk to our local fire department and will discuss their findings at the February Board meeting.

We need new benches for the shuffleboard area. Nancy Heines will research and report back at the February Board meeting.

Kathy Devine moved that the Board of Directors approve the application of new flooring installation at 7 Garden Street #204, 9 Westwood Avenue #203 and 11 Westwood Avenue #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 Ted Lint. All were in favor. **Motion passed.**

Bonnie Perry moved that the Board of Directors approve a one-time special assessment of \$233 per unit to cover property insurance costs. The motion was seconded by John Skoglund. All were in favor. **Motion passed.**

ADJOURNMENT

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

The meeting was adjourned at 3:05 p.m.

The next Board of Directors meeting will be February 28th 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"

December 2022 Financial Report

Total income was \$93,338; expenses were \$92,204; resulting in being over budget by \$3303 and year to date over budget by \$10,162.

With respect to Accounts Receivable, there is only one unpaid assessment from last quarter and that unit is for sale.

Cash in the bank is \$1,103,989 broken down as follows:

\$26,837	Truist operating account	
\$40,839	Truist money market	
\$100	in petty cash	
\$1,036,213	Reserves	
200,027	PNC	.03%
250,339	First Citizens money market	.25%
300,063	Valley money market	.20%
250,038	Chase 6 month CD	
35,746	Due To Reserve from operating fund	

Reserves – broken down as follows:

\$631,496	Roofs
\$130,535	Paving
\$124,049	Painting
\$35,638	Building Repairs
\$29,646	Equipment
\$27,635	Common Elements
\$10,609	Clubhouse Roof
\$9,993	Big Pool
\$10,249	Small Pool
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer