

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.

Annual Meeting

March 6th, 2023 2:00 PM

The meeting was called to order at 2:00 PM by Board member Peter Kline. There were 57 residents in attendance and 9 on ZOOM to salute and Pledge Allegiance to the flag.

Election of Chairman of the meeting

Roger Kjar moved to nominate Board member Peter Kline as chairman of the meeting; it was seconded by Bonnie Perry. Vote was unanimous to approve. **Motion approved.**

Calling of the roll and certifying of proxies

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

We had 57 residents in attendance in the Clubhouse, 9 residents on ZOOM and 8 proxies. We did not have a quorum.

Proof of notice of meeting: Nancy Heines verified the affidavit of the proof of the mailer which was notarized and is in the office.

Reading and disposal of unapproved minutes: Peter Kline moved to read the March 7, 2022 Annual Membership meeting minutes; it was seconded by John Skoglund. The vote was unanimous. **Motion passed.**

President's Report — Roger Kjar. Roger reviewed the completed projects finished this past year which included replacing the square yellow boxes under all of the eaves and replacing them with LED lighting in all buildings, new landscaping along Seabrook Road, changing out all the gutters, installing safe lock boxes in all laundry rooms, installing an energy saving tankless hot water heater in pool area and installing three new hot water heaters in three laundry rooms. He thanked all the Board members for their help and support this year.

Treasurer's Report — Peter Kline. Thanked John Skoglund for an easy handoff and transition to Treasurer and also thanked the office, especially Becky, for their support. Set up a system with Becky to work with the Village of Tequesta Water Department so that they notify us of excess water usage. Made it through 2022 fine. We are currently working on trying to improve our earnings in our reserve fund.

Vice President Report – Ceil Roy. None

Secretary Report – Nancy Heines. None

Building Reps Report – Ginger Lohmann. Thanked the building representatives for their help throughout the year. The building reps were instrumental in helping to get the lock boxes set up in each building.

Landscape Committee Report – Nancy Heines. None

Social Committee Report – Sharon Kjar. Finally getting back to social events. Coffee And was in October and hosted by buildings 7 W, 9 W and 11 W. A Veterans Day Recognition Dinner and Coffee And in November was hosted by buildings 6 G, 8 G and 10 G. The Social Committee organized the Christmas Luncheon on December 15th. The Coffee And in January was hosted by buildings 1 G, 2 G and 4 G. The Social Committee held our Tag Sale on January 28th. It was very successful with the donations and help from our entire community. We netted over \$1,800. The February Valentines Dinner and Coffee And was hosted by buildings 1 W, 3 W and 5 W. It was a sellout! The St. Patrick's Day dinner is scheduled for March 17th and Coffee And on March 25th. These events are organized by a committee headed up by Pat Erving. April's event will be organized by the Social Committee, with help from volunteers throughout the community. It has been decided that the Social Committee will plan and

organize the monthly activities next winter/spring. They will enlist volunteers and help from all of our residents. This will be replacing the responsibility of three buildings per month to plan and organize the dinners and Coffee And. Bunco and LRC are back again. LRC is the 2nd Thursday of each month, beginning March 9th at 7:00 p.m. and Bunco is the 4th Thursday of each month beginning March 23rd at 7:00 p.m.

Budget Committee Report — Peter Kline. The Budget Committee met several times over the month's leading up to the November 2022 meeting in which the \$1.2 million 2023 budget was adopted. The committee began by performing a complete, top to bottom examination of our reserve study, and a number of updates were made. New categories were added and existing categories were documented and reorganized. On widely accepted measures of reserve health, we rate "fair" by being reserved at approximately 50% of reserved funded, and we are not in compliance with the FHA requirement that our annual budget provide at least 10% of the budget for reserves.

Once the reserve study was close to completion, the committee then moved to the 2023 budget, which closely resembles the 2022 budget but with increases related to inflation for almost all categories, including sewer, water, cable tv and payroll. Notably, our insurance cost is up approximately 50% over last year, resulting in a one time special assessment, and cable tv represents the largest discretionary expense in our budget.

I'd like to express my gratitude to the board members and association residents who participated in our meetings. I'd also like to acknowledge the support we get from our capable CAM and bookkeeper Becky Brinich, whose help is invaluable in many ways. The next Budget Committee meeting will be in August (using Zoom) and all are invited to attend.

Insurance Committee Report — Peter Kline. The Insurance Committee met several times leading up to the end of December. Insurance companies don't price renewals until about 30 days before the end of a policy, and 2022 was the same...we did not have our final cost numbers until after Christmas. We have an outstanding insurance broker who helps us to manage our 11 different policies, and he prepared us well for both the cost and the timeline. Much of what we carry for insurance is state mandated, and there are a few adjustments we can make to reduce costs; our claims experience is very good and Tequesta Garden is a desirable customer. However, the industry remains in turmoil, and we are expecting another significant increase for 2024. It is likely that we'll be forced to leave our current private carrier, American Coastal, and to seek coverage from the state insurer of last resort.

I'd like to express my gratitude to the board members and association residents who participated in our meetings. The next Insurance Committee meeting will be in September (using Zoom) and all are invited to attend.

Personnel Committee Report – Peter Kline. Thanks to Board President Roger Kjar and Vice President Ceil Roy for participating in this committee. A stable and experienced workforce helps us to run the property and the association well, and on behalf of our committee I'd like to express our appreciation for our faithful staff of Becky, Daryl, Mark, Ramon, Pete and Mark, as well as the volunteers whose contributions we also appreciate, including Roger and Elmer.

Truck Committee Report – Peter Kline. The Truck Committee met several times in 2022 but at that time there was no consensus and so no recommendation was made to the Board. The Board has created a new committee for 2023 to reexamine the entire issue of vehicle parking in our community.

Property Enhancement Committee Report – Jennifer Jonach, Bonnie Perry and Kathy Grove. The newly formed Property Enhancement Committee met in April of 2022. Several residents attended the meeting where they submitted ideas for improvements, priorities and how much they are willing to be assessed. After a couple of meetings a recommendation was made to the Board to replace the existing chain link fence with black aluminum rail fence.

The BOD approved the project at a cost of approximately \$16,000 from our common elements reserve. No assessment is required for this project. Work was to begin in February but some supply issues delayed the installation. Work will begin today by Fence Crafters. Tequesta Garden resident Mark Bailow is our liaison.

Finally a new feature! Enjoy! Thank you for all of your support.

Document Review Committee Report – Kathy Devine. Our committee was formed last spring. We collected and indexed our governing docs from our files and from the Florida Government website. We set regular meeting dates and times and developed a charter. We began work on amending our Rules and Regulations on smoking, pools, and electric vehicle charging stations. We interacted with our attorney to resolve certain legal issues such as who owns our lanais.

We provided guidance to the Board and to our staff regarding what our legal documents say. Currently we are working on amendments to our rules and regulations on leases, lanais, pets and clarification, cleaning up the introduction and the procedures to follow when leaving your condo for extended periods of time.

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Electric Charging Stations Report – Jim Moran. In November the BOD adopted the proposed policy drafted by our attorney outlining the policies and procedures for permitting electric vehicle charging stations at Tequesta Garden. The committee is currently on hold.

Leasing Committee Report – John Skoglund. The Leasing Committee was recently formed. The committee is currently discussing and putting together a procedure for residents to follow when renting out their unit.

NEW BUSINESS:

No new business.


New Directors:

The new directors who will serve a two year term are: Peter Kline, John Skoglund and Jennifer Jonach. They join Roger Kjar, Ceil Roy, Kathy Devine and Dick Carter who have one year remaining. There are two vacant seats on the Board which will be filled by Board appointees.

The Organizational Meeting will be held in the Clubhouse and on Zoom at 1:00 p.m. on Tuesday, March 14th.

Recessed: Meeting recessed at 2:45 p.m.

Respectfully submitted,



Nancy Heines
Secretary