

# *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**

February 28, 2023

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 45 residents in attendance 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 - absent  
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 January 31, 2023 Meeting Minutes as unread.** Bonnie Perry moved to approve the minutes. John Skoglund seconded the motion. The vote was unanimous. **Motion passed.**

**TREASURER'S REPORT** – Peter Kline went over the January 2023 Financial Report (see attached.)

Peter discussed a draft resolution regarding the investing of our reserve funds. Our current governing documents need to be updated as today there exists other available options for the investment of our reserve funds besides the ones currently stated in our documents. The Board of Directors shall request from its attorney the language necessary to put the updating of this language to a vote of the association. The Board will then vote on that updated language, and if approved by the board, that language will be sent to the association members for their approval.

**MAINTENANCE REPORT** – Mark Cassetta. Mark McClintock is currently pressure cleaning 9 Westwood upstairs. We have installed lock boxes in 4 Garden, 3 Garden and 1 Westwood. They will be programmed with a key code. Mark, Roger and the Building Rep will be the only ones to know the code. Fire Rescue will have their own code to gain access. Please make sure that your keys are current with your Building Rep. From now on when I am asked to turn the water ON in a unit I will be going into the unit to make sure that nothing is leaking. We received a phone call from Waste Management and they promised that they will work with us on the current paving issue.

## **COMMITTEE REPORTS**

**Insurance** – Peter – No report.

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

**Landscape Committee** – Nancy – No report.

**Personnel** – Peter – No report.

**Budget Committee** – Peter – No report.

**Bylaws/Document Review Committee** – Kathy/Jennifer – We are currently working on some revisions to the Rules and Regulations i.e. leases, pets, porches/lanais. Once they are ready we will propose them to the Board.

**Electric Charging Stations** – SEE NEW BUSINESS. Peter will talk to Eric Sowden, our insurance agent, about insurance questions relating to electric vehicles.

**Social Committee** – Bonnie – The Valentine's Day party was a huge success! Thank you to Pat, Bev and Sharon who helped plan it. Pat Erving and Pat Bruss are putting on the St. Patrick's Day party on the 17<sup>th</sup>. Only 5 spots left! \$15. The April party is in the planning stages. The Texas Hold 'Em tournament is March 2<sup>nd</sup>. Left, Right, Center is March 9<sup>th</sup> and Bunco March 23<sup>rd</sup>. They all start at 7:00 p.m. We will keep these going on a regular basis if they are well attended. The next Social Committee meeting is March 16<sup>th</sup> at 10:30 a.m. in the Clubhouse. The Shuffleboard Tournament is March 8<sup>th</sup> at 9:30 a.m. and March 9<sup>th</sup> at 2:00 p.m. If you are not playing come out to watch and encourage – it should be a lot of fun! The Putting Tournament is April 6<sup>th</sup>. Look for flyers at the Clubhouse to sign up!

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

**Truck Committee** – Disbanded

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

## **OLD BUSINESS**

Towing signs are up. We have not had to tow anyone yet.

We will revisit the possibility of purchasing a defibrillator for the Clubhouse in October or November of this year.

We will discuss bikes and where they should be stored at the March BOD meeting.

## **NEW BUSINESS**

Peter Kline moved that the Board of Directors appoint Rebecca Brinich as the primary administrator of our QuickBooks software replacing our old administrator, Katherine. The motion was seconded by John Skoglund. All were in favor. **Motion passed.**

Kathy Devine moved that the Board of Directors approve the change to the Rules and Regulations regarding electric vehicle charging and parking that was proposed by the Document Review Committee. The new section immediately following Section V. Parking and Driving on Association Property states:

Electric Vehicle Charging and Parking – Special rules for electric vehicles on Association property are defined in the Tequesta Garden electric vehicle charging station policy and rules and regulations. Any unit owner who desires to install an electric vehicle charging station must contact the office for these policies and procedures. Board approval is required for all charging station installations prior to any construction being initiated. Residents may not run extension cords from their units or common areas for the purpose of charging their vehicles. The type of electric vehicles allowed to be parked on the Association property is defined in the Vehicle Restrictions in Article XI (J) of the Declaration of Condominium.

The motion was seconded by Ted Lint. All were in favor. **Motion passed.**

Correspondence from residents Terri, Mary, Fran and Mike were received and read aloud to the Board.

Two new committees were established. The Kayak Committee which will be chaired by Mike Erving and the Vehicle Committee which will be chaired by Jennifer Jonach. Other members of the Vehicle Committee are Ceil Roy, Fran Chambers, Teri Weis, Ken Sieffermann, Marion Hubbard and Joyce Saunders. The purpose of the Vehicle Committee is to update our governing documents on vehicle restrictions/parking.

## **ADJOURNMENT**

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

The meeting was adjourned at 2:50 p.m.

The next Board of Directors meeting will be March 28th at 1:00 p.m.

Respectfully submitted by,

A handwritten signature in black ink that reads "Nancy Heines". The signature is written in a cursive, flowing style.

Nancy Heines  
Secretary

# Tequesta Garden Condominium Association, Inc.

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## January 2023 Financial Report

Total income was \$102,289; expenses were \$100,762; resulting in being under budget by \$28; however, income is net \$1527 from the fees and misc income collected. With respect to Accounts Receivable, there are seven unpaid first quarter assessments, but only one of concern, and that unit has been turned over to the attorney for collections.

Cash in the bank is \$1,176,213 broken down as follows:

<b>\$128,472</b>	<b>Truist operating account</b>	
<b>\$16,272</b>	<b>Truist money market</b>	
<b>\$100</b>	<b>in petty cash</b>	
<b>\$1,031,369</b>	<b>Reserves</b>	
200,031	PNC	.03%
250,339	First Citizens money market	.25%
300,404	Valley money market	.20%
250,038	Chase 6 month CD	
30,558	Due To Reserve from operating fund	

Reserves – broken down as follows:

\$635,549	Roofs
\$131,460	Paving
\$124,685	Painting
\$36,185	Building Repairs
\$29,446	Equipment
\$15,551	Common Elements
\$10,746	Clubhouse Roof
\$10,113	Big Pool
\$10,270	Small Pool
\$ 330	Putting Green
\$ 218	Shuffle Board
\$ 433	Hurricane / Catastrophic Event
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer