

Tequesta Garden Condominium Association, Inc.

"We're retired from working, but are working at having fun"

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 17th. Only 5 spots left! \$15. The April party is in the planning stages. The Texas Hold 'Em tournament is March 2nd. Left, Right, Center is March 9th and Bunco March 23rd. 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 16th at 10:30 a.m. in the Clubhouse. The Shuffleboard Tournament is March 8th at 9:30 a.m. and March 9th 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 6th. 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,

Nancy Heines
Secretary