

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

April 25, 2023

The meeting was called to order at 1:04 PM by President Roger Kjar. There were 13 residents in attendance in the Clubhouse and 5 residents on Zoom 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 via Zoom
- Peter Kline – absent
- Kathy Devine – present
- Jennifer Jonach – present via Zoom
- Ceil Roy – present
- John Skoglund – present
- Jim Moran - present
- Elmer Schneider - present

There was a quorum.

APPROVAL OF THE March 28, 2023 Meeting Minutes as unread. John Skoglund moved to approve the minutes. Ceil Roy seconded the motion. The vote was unanimous. **Motion passed.**

TREASURER'S REPORT – John Skoglund went over the March 2023 Financial Report (see attached.)

MAINTENANCE REPORT – Mark Cassetta. Mark 2 is currently working on expansion joints and will be ongoing for several weeks. He is also working on areas of walkways where the paint is bubbling. Roger and Elmer made a list of jobs for Mark Cassetta to complete over the summer. The job list will be posted. The insurance adjuster from Gallagher and Basset came out and examined the sealant on our driveways. He inspected every area, took measurements and pictures and is looking at it as an environmental issue. Two new lights were installed in the small pool. Sad news to report – Ramon's younger brother passed away.

COMMITTEE REPORTS

Insurance – Peter – No report.

Building Reps – Ginger – Ceil Roy is now the chairman of the Building Rep committee. Please reach out to her if you have any questions. Lock boxes are all installed and have keys in them.

Landscape Committee – Nancy – No report.

Personnel – Peter – No report.

Budget Committee – Peter – We will have our first meeting in August and September

Bylaws/Document Review Committee – Kathy/Jennifer – Proposed two new changes to the Rules and Regulations. See NEW BUSINESS.

Electric Charging Stations – Jim Moran – will bring up electric vehicles again at next meeting.

Social Committee – Sharon – The Social Committee voted to do away with building parties.

The Social Committee will decide on the parties and then ask for volunteers to help put them on. 4/29 – Coffee And in Clubhouse from 9:00 a.m. – 11:00 a.m.; 8/18 bus trip. Details will be posted; 11/11 Ice Cream Social; 11/27 decorate the Clubhouse for Christmas; 12/9 Christmas Party; 1/6 bus trip to Naples; 1/20 Welcome Back Party; 2/14 Valentine’s Day Party. Our next meeting will be September 21st on Zoom. LRC is the second Thursday of every month and Bunco is the fourth Thursday of every month. Every Monday at 11:00 a.m. Pat Bruss will lead a Relaxation and Meditation class in the Clubhouse. We are in need of volunteers. Also, please let us know if you have any ideas or suggestions!

Buildings and Grounds Committee – No report.

Vehicle Parking Committee – Jennifer –

Property Enhancement Committee – Bonnie – No report.

Lease Committee – John – is going to send a memo to the Lease Committee with recommendations and will disband the Lease Committee.

Kayak Committee – Mike Erving – Talked to code enforcement at the Village of Tequesta and as long as the kayak/paddleboard rack is not visible from the road it is within code.

OLD BUSINESS

Jennifer Jonach, on behalf of the Vehicle Parking Committee, presented a Vehicle Parking Committee progress update. A copy of the report can be found in the office and on our website. In summary, the committee was formed because multiple residents requested that we make changes to our current documents on vehicle parking. The committee has coined the phrase “Working to keep families together”. There are three things they would like you to remember from today’s presentation:

1. Why are we doing this? Trying to keep families together.
2. The Village of Tequesta has no restriction on personal pickup trucks.
3. Our driveways meet all the code requirements.

The committee will continue to make updates and address other concerns from residents.

NEW BUSINESS

John Skoglund moved that we adopt the new rule, proposed by the Document Review Committee, to paragraph L. Balconies, Porches and Second Floor Walkways of the Rules and Regulations. The new rule reads as follows:

Balconies, Porches, and Second Floor Walkways (original title, now revised below), Paragraph L, p. 6

L. SCREENED PORCHES/LANAIS AND WALKWAYS

1. Walkways

- a. Loose railings are not safe. Report any such condition to the office or fill out a "Request for Maintenance" form.
- b. Railings should, at all times be free of decorations, rugs, clothing, etc. Nothing should be draped over or suspended from any part of a walkway railing. Displaying the American flag or the flag of a branch of the United States armed forces on recognized patriotic days is an exception to this rule.
- c. Please do not shake mops or brush litter over the edge of the walkway.

2. Screened Porches/Lanais

Screened porches/lanais are owned and maintained by individual unit owners except for the exterior walls and exterior screens.

Jennifer Jonach seconded the motion. The vote was unanimous. **Motion passed.**

John Skoglund moved that we adopt the new rule, proposed by the Document Review Committee, to paragraph P. Lease – Ownership of the Rules and Regulations. The new rule reads as follows:

Lease – Ownership (original title, now revised below), Paragraph P, Subparagraphs #2 and #3, p.8

P. Ownership, Sale, or Lease of Unit

2. No dwelling Unit owner may dispose of a dwelling Unit or any interest in a dwelling Unit by sale without prior notice to the Association of such intention, and the Unit owner must provide the Association with the following:

- (a) the name and address of the intended buyer;
- (b) a copy of the Contract for Purchase and Sale signed by all the parties; as well as
- (c) any other information that the Association may reasonably require

Detailed instructions for selling Units must be obtained from the Association office. The prospective buyer must also complete an interview with an Association representative and obtain a Certificate of Approval before the buyer will be approved to purchase the Unit.

3. No dwelling Unit owner may lease a dwelling Unit or any interest in a dwelling Unit without prior approval from the Association of such intention. Detailed instructions for leasing Units must be obtained from the Association office. The Unit owner must provide the Association with the following:

- (a) the name and address of the intended tenant;
- (b) a copy of the Lease signed by all the parties;
- (c) a copy of the Board-approved Addendum to Lease Agreement between Landlord(s) and Tenant(s), signed by both the owner and lessee (a copy of which can be obtained at the Association office); as well as
- (d) any other information that the Association may reasonably require.

The prospective tenant must also complete an interview with an Association representative and obtain a Certificate of Approval before the tenant will be approved to lease the Unit.

Jim Moran seconded the motion. The vote was unanimous. **Motion passed.**

Roger is working on a proposal to have new benches put in. The current plastic benches by the shuffleboard court are falling apart.

John Skoglund moved that the Board of Directors approve the application of new flooring installation at 7 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 Jim Moran. All were in favor. **Motion passed.**

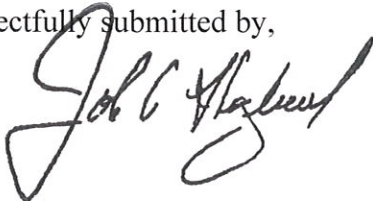
ADJOURNMENT

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

The meeting was adjourned at 3:06 p.m.

The next Board of Directors meeting will be May 30th at 1:00 p.m. in the Clubhouse and on Zoom. The Board of Directors meetings will continue through the summer.

Respectfully submitted by,



John Skoglund
Secretary

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March 2023 Financial Report

Total income was \$102,049; expenses were \$103,047; resulting in being under budget by \$2265; year to date under budget by \$2959. The unpaid unit is now in bankruptcy so we have to wait for that to be settled to collect payment. There are 10 units who have not paid the \$233 Special Assessment for insurance. Email and letter reminders have been sent so those payments should be paid soon.

Cash in the bank is \$1,131,672 broken down as follows:

\$ 78,774	Truist operating account	
\$ 45,557	Truist money market	
\$100	in petty cash	
\$1,043,668	Reserves – reflected in the 207 account	
90,029	PNC	.03%
215,473	First Citizens money market	.25%
182,308	Valley money market	.20%
250,038	Chase 6 month CD	
44,394	Due To Reserve from operating fund	
110,000	Wells Fargo 5 month CD	3.68%
110,000	Wells Fargo 11 month CD	3.92
5,000	Wells Fargo checking	

Reserves – broken down as follows:

\$643,719	Roofs
\$133,304	Paving
\$125,953	Painting
\$38,532	Building Repairs
\$29,446	Equipment
\$14,175	Common Elements
\$11,019	Clubhouse Roof
\$10,351	Big Pool
\$10,372	Small Pool
\$ 986	Putting Green
\$ 653	Shuffle Board
-\$1204	Hurricane / Catastrophic Event
\$26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer