

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

June 27, 2023

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 11 residents in attendance in the Clubhouse and 3 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 via Zoom
- Dick Carter – present via Zoom
- Peter Kline – absent
- Kathy Devine – present via Zoom
- Jennifer Jonach – present via Zoom
- Ceil Roy – present in CH
- John Skoglund – present via Zoom
- Jim Moran - present via Zoom
- Elmer Schneider - present in CH

There was a quorum.

APPROVAL OF THE May 30, 2023 Meeting Minutes as unread with one correction. The correction reads as follows: Under COMMITTEE REPORTS, Kayak Committee, it now reads: Next step is to go to a community vote. Kathy Devine suggested that we use the documents that our attorney, Marty Platts, prepared for the kayak vote as a model/template whenever there is a proposal accepted by the BOD regarding trucks. John Skoglund moved to approve the minutes with the above correction. Jennifer Jonach seconded the motion. The vote was unanimous. Motion passed.

TREASURER'S REPORT – John Skoglund went over the May 2023 Financial Report (see attached). Our reserves are growing. All special assessments have been paid.

MAINTENANCE REPORT – Mark Cassetta. Our fire extinguishers were just recertified and the Fire Marshal will be here to check electrical rooms and emergency lights. I do not anticipate any issues. The Tequesta Fire Department used our buildings for a last minute training exercise to train their rookie firefighters and practice using their new ladder truck. The benches at the

shuffleboard court are breaking and we are looking for replacements. We built one with 2x4's and recycled plastic for \$100. Please look at it and let us know if you like it. Another idea is to have memorial benches. I will be working on the gates that are getting jammed.

COMMITTEE REPORTS

Insurance – Peter – No report.

Building Reps – Ceil – No report. No meetings until the fall.

Landscape Committee – Nancy – No report.

Personnel – Peter – No report.

Budget Committee – Peter – No report.

Bylaws/Document Review Committee – Kathy/Jennifer – No report.

Electric Charging Stations – Jim Moran – No report. Still doing more research.

Social Committee – Sharon - No report.

Buildings and Grounds Committee – No report.

Vehicle Parking Committee – Jennifer – No report. Did not meet.

Property Enhancement Committee – Bonnie – No report.

Lease Committee – John – The committee recommends increasing our application fees to \$150. We will discuss in New Business. Discussed the lease addendum that is now part of the lease paperwork for new leases.

Kayak Committee – Mike Erving - Daryl will email the kayak plans to Seacoast Bank and ask for approval to build the rack. Once we get approval we will take it to a community vote.

OLD BUSINESS

There was a lengthy discussion regarding pool security, specifically outsiders using our pool. Discussed ways to stop this from happening. One suggestion was getting wristbands for all residents and their guests to wear/bring when they visit the pool. Another suggestion was getting double locks for the gates. One price we found was \$1200 per gate. Jim Moran suggested that we look into getting more estimates. Another problem we have faced regarding the pool is people not reading and following the rules. Everyone needs to follow the pool rules and owners need to make sure that their guests are aware of and following these rules too.

Roger discussed with Waste Management about looking into a third party to pick up our garbage and bring it to a central location. It would then be picked up by a forklift and taken away. We would look into getting two containers. Jeff from Waste Management will walk our property, follow the trucks and come back with a recommendation. He is being very proactive and they will pick up the cost. Pickup days will remain the same, Mondays and Thursdays. We will discuss further at another meeting.

NEW BUSINESS

Jim Moran moved that we increase the sales and rental application fee to \$150.00 per person. A married couple will also be \$150.00; it was seconded by Kathy Devine. The vote was unanimous. **Motion passed.**

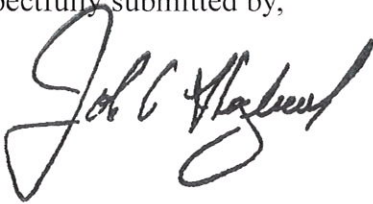
ADJOURNMENT

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

The meeting was adjourned at 2:45 p.m.

The next Board of Directors meeting will be July 25th at 1:00 p.m. in the Clubhouse and on Zoom. The Board of Directors meetings will continue through the summer.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "John Skoglund". The signature is written in a cursive style with a large initial "J" and "S".

John Skoglund
Secretary

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May 2023 Financial Report

Total income was \$102,221; expenses were \$102,761; resulting in being over budget on expenses by \$1971; and year to date over budget on expenses by \$2774. Calculating the income for the year, there is a net income of \$2,440. The unpaid "sisters" unit has a contract on it and is scheduled to close June 23rd. The unit has an outstanding balance of \$4037 which will be added to our income for next month. As of 6/20 all units have paid the \$233 Special Assessment for insurance; thank you to all residents.

Cash in the bank is \$1,122,969 broken down as follows:

\$ 34,485	Truist operating account	
\$ 40,279	Truist money market	
\$100	in petty cash	
\$1,048,105	Reserves – reflected in the 207 account	
5,000	Wells Fargo checking	
110,000	Wells Fargo 5 month CD	3.68%
110,000	Wells Fargo 11 month CD	3.92
90,024	PNC	.03%
215,563	First Citizens money market	.25%
207,465	Valley money market	.20%
2,050	Chase checking	
248,000	Chase 5 month CD	3.92%
60,002	Due To Operating Fund	

Reserves – broken down as follows:

\$ -333	Hurricane / Catastrophic Event
\$ 1,092	Shuffle Board
\$ 1,649	Putting Green
\$ 651,777	Roofs
\$ 135,164	Paving
\$ 127,231	Painting
\$ 38,948	Building Repairs
\$ 29,446	Equipment
\$ 4,427	Common Elements
\$ 11,294	Clubhouse Roof
\$ 10,591	Big Pool
\$ 10,456	Small Pool
\$ 26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer