

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

July 25, 2023

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 5 residents in attendance in the Clubhouse and 3 residents on Zoom to salute the flag and Pledge Allegiance. Mark was in attendance in the Clubhouse and Becky and Daryl were in attendance via Zoom.

ROLL CALL:

- Roger Kjar – present via Zoom
- Dick Carter – present via Zoom
- Peter Kline – present via Zoom
- Kathy Devine – present in CH
- Jennifer Jonach – present via Zoom
- Ceil Roy – present in CH
- John Skoglund – present via Zoom
- Jim Moran - absent
- Elmer Schneider - present in CH

There was a quorum.

APPROVAL OF THE June 27, 2023 Meeting Minutes as unread. John Skoglund moved to approve the minutes. Elmer Schneider seconded the motion. The vote was unanimous. **Motion passed.**

TREASURER’S REPORT – Peter Kline went over the June 2023 Financial Report (see attached).

MAINTENANCE REPORT – Mark Cassetta. Found leak in the wall in shower of small pool and fixed it. We have had three units floods in the past week. One occurred because a hot water supply line burst. The other unit was a second floor unit. The unit flooded due to a shower valve failure and flooded the unit below. PLEASE make sure that you check your batteries to your water alarm and test them out each month. In addition, DO NOT FORGET to email, text, or call Mark to turn off your water when you are leaving – even if for less than a week. Currently working on a unit where a crack was found running the length of the interior cement floor parallel to the wall. We are working with Miller Engineering to determine if it is structural or just

needs to be filled. One gate (by the office) has been painted black. Please check it out and give us your feedback. We are working on the gates that are not working properly.

COMMITTEE REPORTS

Insurance – Peter – No report.

Building Reps – Ceil – No report.

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.

Social Committee – Sharon – The next Social Committee meeting will be September 21st at 10:30 a.m. The Christmas party is scheduled for 12/9.

Buildings and Grounds Committee – No report.

Vehicle Parking Committee – Jennifer – No report.

Property Enhancement Committee – Bonnie – No report.

Lease Committee – John – No report.

Kayak Committee – Mike Erving – No report.

OLD BUSINESS

There was discussion about the recent floods and whether or not individual unit owners **MUST** get insurance. Our documents state that unit owners 'shall' have insurance. We will look into this and address at another meeting.

It was brought up as to whether or not there is a requirement in our documents that hot water heaters must be replaced every 10 years. The Document Review Committee will look into this.

The kayak rack was denied by the trust who we lease our recreation area from. It was denied because it was a free standing structure. There was discussion on how we should proceed.

There was discussion about pool security. Gate locks cost \$1600 per gate. Our fence supplier stated gate locks are too much maintenance and he does not recommend them. John will ask Eric Sowden about our liability for the pools with no locked gates.

Discussion on rec area benches. We need 12 new ones. Mark shared several pictures of different benches (priced from \$86 - \$148) in addition to the bench that Mark already purchased (\$100). Individuals volunteered to buy memorial benches which would have a plaque with name. After discussion it was decided to table the decision for another time.

NEW BUSINESS

None

ADJOURNMENT

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

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

The next Board of Directors meeting will be August 29th at 1:00 p.m. in the Clubhouse and on Zoom.

Respectfully submitted by,

John Skoglund
Secretary