

# *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**

September 26, 2023

The meeting was called to order at 1:01 PM by President Roger Kjar. There were 15 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 in CH
- Peter Kline – present via Zoom
- Kathy Devine – absent
- Jennifer Jonach – present via Zoom
- Ceil Roy – absent
- John Skoglund – present via Zoom
- Jim Moran – present in CH
- Elmer Schneider - present in CH

There was a quorum.

**APPROVAL OF THE August 30, 2023 Meeting Minutes as unread.** Peter Kline moved to approve the minutes. Jim Moran seconded the motion. The vote was unanimous. **Motion passed.**

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

**MAINTENANCE REPORT** – Mark Cassetta. Termite inspections have begun and so far they have found no activity. We had to replace the hot water heater in the big pool. We added Tequesta Garden signs and lighting off Dover. Stack blowouts will be scheduled in October We will only need access to ground floor units. As soon as the dates are set we will send out notices.

## COMMITTEE REPORTS

- **Insurance** – Peter – Had our first insurance meeting. Our insurance agent is estimating that our insurance cost for 2024 will be approximately unchanged which is good news. Our next insurance meeting will be October 2<sup>nd</sup> at 4:00 p.m.
- **Building Reps** – Ceil – No report.
- **Landscape Committee** – Nancy – We made a list of the most urgent plants that we need to replace. Becky gave us \$300 to spend at Garden Depot.
- **Personnel** – Peter – Next meeting will be October 9<sup>th</sup> at 4:00 p.m. to discuss 2024 increases and cleaning contract. This meeting is a closed meeting.
- **Budget Committee** – Peter – We had a meeting on September 19<sup>th</sup> and will have a final meeting on October 16<sup>th</sup> at 4:00 p.m. to finalize the 2024 reserve analysis and budget. We are transitioning insurance from American Coastal to Citizens. We have to replace a significant amount of electrical panels throughout the community as well as replace the Clubhouse a/c unit.
- **Bylaws/Document Review Committee** – Jennifer – no update.
- **Electric Charging Stations** – Jim Moran – Still trying to work a deal with a charging supplier. It will cost a lot of money.
- **Social Committee** – Bonnie – The following events are scheduled: 11/11, Turkey and Ice Cream Social; 11/27, decorating clubhouse for Christmas; 12/9, Christmas party in clubhouse; 1/6, bus trip to Naples; 1/20, Welcome back party; 2/14, wine tasting and appetizers. Mark your calendars! If you are interested in the bus trip to Naples please get in touch with Joyce McCue to confirm your attendance. We are looking to purchase a sound system to use outside.

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

**Vehicle Parking Committee** – Jennifer Jonach, on behalf of the Vehicle Parking Committee, presented an update on vehicle parking. A copy of the presentation can be found in the office and on the TG website. **SEE OLD BUSINESS.**

**Property Enhancement Committee** – Bonnie – No report.

**Lease Committee** – John – No report.

**Kayak Committee** – Mike Erving – No report.

## OLD BUSINESS

John Skoglund moved that the Board of Directors replace the air conditioning unit in the Clubhouse. Peter Kline seconded the motion. The vote was 6-1. Dick Carter voted NO, all other Board members in attendance voted YES. **Motion passed.**

Jim Moran moved that the Board of Directors replace the old FPE electrical panels in fifteen buildings. Peter Kline seconded the motion. The vote was unanimous. **Motion passed.**

Jim Moran moved that the Board of Directors move forward with preparing the documentation to allow personal trucks to park at Tequesta Garden. There were five YES votes (Roger Kjar, Peter Kline, Jennifer Jonach, Elmer Schneider and Jim Moran). Four directors (Dick Carter, Kathy Devine, Ceil Roy and John Skoglund) were not present to vote. **Motion passed.**

## **NEW BUSINESS**

Peter Kline read aloud the following calendar. ZOOM meetings will be set up and posted for each meeting.

9/26 1pm Regular board meeting

10/2 4pm 2nd and final insurance committee meeting

10/9 4pm Personnel committee meeting (closed), to discuss 2024 increases and cleaning contract

10/16 4pm 3d and final budget committee meeting

10/23 Becky must mail proposed budget for budget adoption meeting

10/24 1pm Regular board meeting for all business except budget

11/7 4pm full board meeting - for budget approval only

## **ADJOURNMENT**

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

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

The next Board of Directors meeting will be October 24th at 1:00 p.m. in the Clubhouse and on Zoom.

Respectfully submitted by,



John Skoglund  
Secretary

# Tequesta Garden Condominium Association, Inc.

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## August 2023 Financial Report

Total income was \$105,796. Expenses were \$107,282; resulting in being over budget on expenses by \$6492; and year to date over budget on expenses by \$19,713. Net income is \$27,486 but calculating the money still owed to Comcast (if we cancel our contract) our equity is \$5945.

Cash in the bank is \$1,192,245 broken down as follows:

<b>\$ 36,557</b>	<b>Truist operating account</b>		
<b>\$ 50,754</b>	<b>Truist money market</b>		
<b>\$100</b>	<b>in petty cash</b>		
<b>\$1,104,833</b>	<b>Reserves</b>		
5,000	Wells Fargo checking		
111,676	Wells Fargo 5 month CD	4.40%	
110,000	Wells Fargo 11 month CD	3.92%	
90,018	PNC	.03%	
215,699	First Citizens money market	.25%	
266,485	Valley money market	.20%	
2,050	Chase checking		
248,000	Chase 5 month CD	3.92%	
55,906	Due To Operating Fund		

Reserves – broken down as follows:

\$ 1,104	Hurricane / Catastrophic Event
\$ 1,829	Shuffle Board
\$ 2,748	Putting Green
\$ 665,297	Roofs
\$ 178,212	Paving
\$ 129,330	Painting
\$ 35,007	Building Repairs
\$ 28,806	Equipment
\$ 3,889	Common Elements
\$ 11,759	Clubhouse Roof
\$ 10,579	Big Pool
\$ 9,912	Small Pool
\$ 26,362	Bad Debt

Submitted for audit, Peter Kline, Treasurer