

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

January 2, 2024 (December 2023 meeting delayed to January 2nd)

The meeting was called to order at 1:00 PM by President Roger Kjar. There were 10 residents in attendance in the Clubhouse and 5 residents on Zoom to salute the flag and Pledge Allegiance. Mark and Becky were in attendance in the Clubhouse.

ROLL CALL:

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

There was a quorum.

APPROVAL OF THE November 28, 2023 Meeting Minutes as unread. Kathy Devine moved to approve the minutes. Jim Moran seconded the motion. The vote was unanimous. **Motion passed.**

TREASURER'S REPORT – Peter Kline went over the December 2023 Financial Report (see attached). Becky answered questions about the process of collection when a unit is in arrears.

MAINTENANCE REPORT – Mark Cassetta. Electrical panels have been replaced and are pending permit inspections. The BBQ light and the pool pump heater were replaced. Please fill out work orders if you have a maintenance need. Jim Moran asked about the status of the roof inspections for the missing shingles from the recent wind event. Mark replied that they will be replaced. The lights for the main pool area were also replaced.

COMMITTEE REPORTS

- **Insurance** – Peter – A recommendation for Citizens Insurance was presented along with the renewal quote from our current property insurance provider. Sinkhole coverage is an additional \$16,000. We budgeted \$435,000. The quote from IOA is for \$445,000. Kathy Devine asked a question about the quality of the insurance coverage provided by Citizens and the other provider American Coastal. John Skoglund asked a question about borrowing to pay the premium.

John Skoglund moved to accept the Citizens proposal without the sinkhole coverage. Jim Moran seconded the motion. All were in favor. **Motion passed.**

- **Building Reps** – Ceil – No report.
- **Landscape Committee** – Nancy – John Skoglund asked what to do with a landscape/tree work order and Mark said that he directs the work orders to Nancy Heines.
- **Personnel** – Peter – Mark explained the new cleaning plan. We discontinued the contract with Coverall and hired Kristen Dugay as a part time employee to clean.
- **Budget Committee** – Peter – No report.
- **Bylaws/Document Review Committee** – Kathy – No report. Next meeting is January 9th at 10:30 a.m.
- **Electric Charging Stations** – Jim Moran – no meeting. Ellen Brown, resident, explained why her son used the cord to charge his rental car. The police responded in the morning and sent him to a Jupiter charging station since there are no charging stations in Tequesta. Ellen apologized.
- **Social Committee** – Ceil – There was a Christmas Social. The undecorating will be Thursday, January 4th. Pat Bruss announced that there is a Welcome Back, Meet Your Neighbor's Party, Saturday, January 20th at 12:30. We will have free hotdogs, potluck and team games. February 17th there will be a Dinner Social. More details will be sent out as it gets closer.
- **Buildings and Grounds Committee** – No report.
- **Vehicle Parking Committee** – Jennifer – We had another committee meeting and a second community meeting. We will also be having another community meeting and will send out the date. I revised the document that was presented to the attorney who made a few changes (see attached). We received Board input on prohibiting motorcycles and 3 wheeled vehicles and approval of non-conforming vehicles on a temporary basis. We discussed the Board voting on the truck amendment and the process.

There is a motion to accept the Vehicle Parking Committee amendment proposals presented by Jennifer the Vehicle Parking Committee Chair. The vote was 6 -3. Ceil, Roger, Peter, Jennifer, John and Jim voted YES. Dick, Kathy and Elmer voted NO. **The motion passed.**

There was more discussion about the truck amendment and coordinating the voting. January 30th at 1:00 p.m. is the special meeting to vote on the amendment. For the amendment to pass, there needs to be a quorum – at least 125. Once that number is established, if the majority approves, the amendment is approved.

Peter Kline asked questions about postings on the bulletin boards – postings must be approved by the Board.

- **Property Enhancement Committee** – Bonnie – No report.
- **Lease Committee** – John – No report.
- **Kayak Committee** – Mike Erving – Mike presented a kayak storage area that he can create for kayak storage.

Jim Moran moved to allow Mike Erving to create a kayak storage area inside the maintenance area. It was seconded by Elmer Schneider. There was discussion after the motion and the motion was amended to include, upon approval from the Lessor and the TG residents. All were in favor. **Motion passed.**

OLD BUSINESS

None

NEW BUSINESS

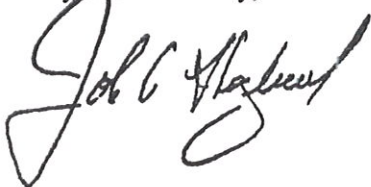
The Annual Meeting is Monday, March 4th at 2:00 p.m. First Notice of Annual Meeting is going out this week. There are four Board positions are open: Kathy Devine, Dick Carter, Ceil Roy and Roger Kjar.

ADJOURNMENT

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

The meeting was adjourned at 3:05 p.m.

Respectfully submitted by,



John Skoglund
Secretary

Tequesta Garden Condo Assoc, December 2023 Financial Report

The revenues for the month of November were \$106,145 and the expenses were \$100,143 resulting in a surplus due to earned interest (\$824), misc fees for unit sales (\$375) and the monthly allocation for the insurance assessment (\$4811). Year to date net income of \$44,032; factor in the Comcast liability for a year-to-date total equity of \$18,386.

Regarding accounts receivables, there are 4 unpaid units. The one unit will be sent a 30-day late notice if not paid by Jan 2nd.

Truist checking	58,381
Petty cash	100
Truist money market	79,768
Reserves	
WF checking	5,000
WF 11 month CD	110,000
WF 5 month CD	111,676
PNC money market	90,011
First Citizens MM	215,833
Valley National MM	281,628
Chase checking	2,050
Chase 6 month CD	248,000
Due from Operating Fund	24,236
Total in Reserves	1,088,434
Total in Checking & Reserves	1,226,683

Reserve Accounts:

Hurricane/Catastrophic	2,471
Shuffleboard	2,525
Putting Green	3,791
Roofing	678,127
Paving	141,211
Painting	131,333
Repair	36,291
Equipment	28,806
Common Elements	8,168
Clubhouse Roof	12,197
Big Pool	7,104
Small Pool	10,049
Bad Debts	26,362

Respectfully submitted, Peter Klinē, Treasurer for the Board