

# *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**

January 30, 2024

The meeting was called to order at 2:06 PM by President Roger Kjar. There were 33 residents in attendance in the Clubhouse and 7 residents on Zoom to salute the flag and Pledge Allegiance. Mark, Becky and Daryl were in attendance in the Clubhouse.

**ROLL CALL:** Roger Kjar – present via Zoom  
Dick Carter – present  
Peter Kline – present  
Kathy Devine – present  
Jennifer Jonach – present  
Ceil Roy – present  
John Skoglund – present  
Jim Moran – present  
Elmer Schneider - present

There was a quorum.

**APPROVAL OF THE January 2, 2024 Meeting Minutes as unread.** John Skoglund moved to approve the minutes. Jennifer Jonach seconded the motion. The vote was unanimous. **Motion passed.**

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

**MAINTENANCE REPORT** – Mark Cassetta. We had a sewer back up at 7 and 9 Westwood. PLEASE watch what you are flushing down the toilet. We needed a new fan motor for one of the pools. We have a resident requesting to move her parking space.

## **COMMITTEE REPORTS**

- **Insurance** – Peter – We do not have a final bill from Citizens. They have informed us that we need a roof covering inspection. Every unit owner is required to get insurance. We are going to revisit the sinkhole coverage with the Board members.

Jim Moran moved that we add sinkhole coverage to our insurance policy, at a cost of \$16,000 a year. John Skoglund seconded the motion. Five Board members (Ceil Roy, Peter Kline, Jennifer Jonach, John Skoglund and Jim Moran) voted NO. Four Board members (Dick Carter, Kathy Devine, Roger Kjar and Elmer Schneider) voted YES. The motion did not pass.

Peter is going to research more data and information on sinkholes.

- **Building Reps** – Ceil – We had a meeting on January 24<sup>th</sup>. Nine out of eighteen reps came to the meeting. I gave a copy of each rep an updated activity list, hurricane prep information and a notice about garbage to put on the bulletin board in their laundry rooms. Our next meeting will be 2/21.
- **Landscape Committee** – Nancy – We had a meeting on 1/18. Ramon requested more plants. Ramon planted a red mahogany tree. We need to get new stones and gravel. We would also like to see more native flowering shrubs. We are requesting more money and we need more tree trimming.
- **Personnel** – Peter – No report.
- **Budget Committee** – Peter – No report.
- **Bylaws/Document Review Committee** – Kathy – We met in January and have nothing to propose at this time. We will be meeting the second Tuesday of every month.
- **Electric Charging Stations** – Jim Moran – had an idea of possibly putting an electric charging station at the pump house or at the back side of the Clubhouse. We can discuss further at another time.
- **Social Committee** – Ceil –
- **Buildings and Grounds Committee** – No report.
- **Vehicle Parking Committee** – Jennifer – Thank you to everyone that took the time to understand the amendment. Thank you for voting. It allowed all of our members to vote and get their voices heard. Thank you to the committee for all of your help.
- **Property Enhancement Committee** – Bonnie – Bonnie resigned as the Chairman of the Property Enhancement Committee.
- **Lease Committee** – John – Visited with the Document Review Committee. We need to ask Marty a question. We need to know if we can ask old leases to go through the Lease Addendum process like we have new leases do. John will talk to Roger about it.
- **Kayak Committee** – Mike Erving – I will fine tune our proposal and get back to everyone.

## OLD BUSINESS

None

## NEW BUSINESS

Jim Moran made a motion to allow resident Lynn Hauck to move her parking space to a guest space that will be assigned to her. Peter Kline seconded the motion. All were in favor. **Motion passed.**

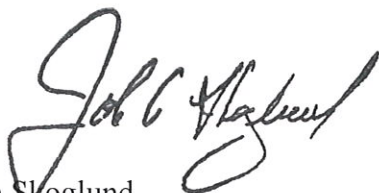
John Skoglund read aloud a letter from an attorney (dated January 22, 2024) that is representing at least 26 “concerned residents of Tequesta Gardens Condominiums” that are in opposition to the proposed Vehicle Committee By-law amendment. A copy of the letter can be obtained from the office by a written records request.

## ADJOURNMENT

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

The meeting was adjourned at 4:08 p.m.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "John Skoglund", written in a cursive style.

John Skoglund  
Secretary

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## 2024 January Financial Report

The revenues for the month of December 2023 were \$106,365. Expenses were \$117,886. Year to date net income is \$34,730 with total equity of \$13,281 after Comcast contract incentive money.

100A · Truist OPERATING ACCT	38,479.31
103 PETTY CASH	100.00
101 · RESERVE	
101WF3 · Wells Fargo Checking	5,000.00
101WF2 · Wells Fargo 11 month CD	110,000.00
101WF1 · Wells Fargo 5 month CD	113,724.77
101P · PNC MM	90,008.59
101A · First Citizens Bank MM	215,879.18
101E VALLEY NATIONAL MM	278,466.10
101M · Chase Checking	2,050.01
101MA Chase 6 month CD x4615	248,000.00
101Z · DUE FROM O.F.	30,434.27
Total 101 · RESERVE	1,093,562.92
102A · Truist M.M.	74,362.96
Total Checking/Savings	1,206,505.19

## 207 RESV FOR DEF MAINT

207A · ROOFING Phase I	683,468.27
207B · PAVING Asphalt Replacement	142,380.58
207C · PAINT BLDG	132,153.68
207D · REPAIR BLDG	32,111.85
207E · EQUIPMENT	28,806.16
207F · COMMON ELEMENTS	8,443.93
207J · CE Clubhouse Roof	12,386.30
207K · CE Big Pool	7,249.97
207L · CE Small Pool	10,116.89
207M · CE Putting Green	4,225.65
207N · CE Shuffleboard	2,821.77
207Y · Hurricane Catastrophic	3,035.54
207Z · RESERVE FOR BAD DEBTS	26,362.33
Total 207 RESV FOR DEF MAINT	1,093,562.92

Respectfully  
submitted,  
Peter Kline