

**BOARD OF DIRECTORS MEETING
PALM-AIRE CONDOMINIUM ASSOCIATION 'C', INC.
FAIRWAY POINT**

**GOLF SIDE – RECREATION COMMUNITY CENTER
WEST SIDE OF POOL**

7406 W. COUNTRY CLUB DR. N

THURSDAY, OCTOBER 11, 2018 at 7:00 PM

Purpose of Meeting: - Jack Mansbach, President, explained that the 'President's Message' to all Association Members, which was posted in the Newsletter, and also passed out to all in attendance, needs to be read and understood, as it will definitely effect the Board and the HOA going forward.

CALL THE MEETING TO ORDER: By President, Jack Mansbach

ROLL CALL - ESTABLISH A QUORUM – Directors present: Jack Mansbach, Frank Wester, Ellie Le Blanc, Diane Lieberwitz. Todd Johnson was absent.

Also present were: Art Smith, and Robert Weibusch

PROPER POSTING OF MEETING NOTICE/AGENDA: Posted at both pools Oct. 4, 2018

APPROVE MINUTES – No minutes were approved at this meeting.

TREASURER'S REPORT – We are Solvent.

\$94,000 cash in the bank,

\$14,000 in Money Market,

\$290,000 in Reserve Fund,

\$21,000 Small Assessment to Owners,

\$2,000 Accounts Payable,

\$62,000 Prepaid Assessment

Net for the period ending the end of Sept. 2018 is \$18,000.

Submitted by Claude Todd Johnson, Treasurer.

Jack Mansbach: - "We're in pretty good shape financially. No worries in that area. Everyone who is involved in the board and running this HOA has been living within their budget".

Q:- How is the reserve broken down.

Jack Mansbach: - By Phase. Each owner will receive, a copy of the 2019 budget for their Phase, and a copy of the 2019 Reserve Fund for their Phase, in preparation for the Nov. meeting.

Discussion re: 10B/Phases

Jack Mansbach: - 10B is not covered by reserves. Everyone else is covered and up to date on reserves. By law each Phase has their own opportunity to vote on their own reserves, and to this date 10B has not voted for their own reserves.

There are 6 Phases, set up 40 years ago. It's the law. Those are our documents. We have an Umbrella. Fairway Point - Palm Aire C, but as far as reserves, we are broken down by Phase. Every year we have a vote on the budget (voted on by the Board) and on reserves (voted on by each phase).

Q. How long has 10b not had a reserve?

Art Smith: - 2003 – probably when roofs were replaced.

Q. – Would you be willing to add what it would take to make reserves current?

Jack Mansbach: when you get your reserves for 10B in the next day or so, it's on there.

Art Smith: - Anytime you want to start reserves, you can start.

Jack Mansbach: " It's never going to be made right, but if the owners of 10B are so inclined, whatever goes into the reserve from this moment forward would be simply paying whatever they can towards the end result. The day is going to come that the owners of 10B are going to feel the pinch of the problem".

Q. – If we needed new roofs or parking lots we'd have to write a check?

Jack Mansbach:- "We've been saying that since we've been here. If something happens to your roofs, to your building outside, your driveways, your parking area, which is what the reserve covers, the owners of 10B are going to be writing an assessment check, and it's going to be big. When you get your new figures in the next day or so, please take a good look at it".

Q. – If there were a hurricane?

Art Smith – We're insured. You're paying Insurance.

Jack Mansbach: - Once a year we have this discussion and it always has ended the same way. We can't break your arm but we can put our hands in your pocket, so understand that that's the option. if you're an owner of record, it's going to cost you" if something happens.

Q – What are the number of residents in 10B?

Jack Mansbach: - 32 units. Each unit has a vote.

Jack Mansbach: - Motion to accept the Treasurer's report. Frank Wester: - Seconds it

PACC1.com

Jack Mansbach: - Minutes of Last Meeting in May and Minutes of Pre meeting held a week ago should be posted on our website. PACC1.com. You'll find the newsletters, minutes and any other special announcements on there. It's important that you have that website.

Jack Mansbach: - Motion for Minutes to be waived. Diane Lieberwitz Seconds it.

Landscaping Report:

Elli Le Blanc : - Everything has been accomplished with a couple of exceptions. Plantings are done, trees are trimmed. Oaks have been trimmed. Palm Trees have been trimmed.

Jack Mansbach: New budget has been tweaked. There's been an inequity in the way the Phases have been paying for landscaping and grounds. There are Phases here that own 60% of our Trees and they're not paying an equitable amount for the upkeep of those trees or larger grounds. The budget is going to be pretty close to what it is this year. There are no major changes, but you will see small changes that will be equivalent to a large cup of coffee. We keep tweaking the budget to make it a little more equitable for those people who are getting the benefit from it, and taking away the onus for those people who are not.

We are going to continue for 2019 with what we started this year and last year as far as the 'Beautification Program' is concerned. Look around at what is going on. There's constant work on landscaping and grounds going on here, and one of the things that the Board has decided to add to next year's budget is to mulch every tree we've got, and clean up every area around the trees so that it looks like it should. We will continue the programs we have started with the suppliers that we currently have on the property. Another area of Beautification which Mike Ruby suggested is signage. We will be putting up new cul-de-sac, signs and signs inside the entrance.

POOLS:

Frank Wester:-

- a. North and South pools are finished.
- b. South pool will be closed for another week to replace the deck.
- c. North pool is open for anyone who wants to use it.
- d. Replacement of water cooler on the South pool.
- e. Both have new heaters.

Jack Mansbach: With the amount of money that the board put into the pools over the last two years we're pretty much covered on the warranty, and it will be general maintenance for the pools for the

next couple of years. We'll be able to use some of those funds to continue the landscaping and grounds programs. Everything else is staying as it is

BUILDINGS:

Art Smith

- a. One unit with Leaks

Q:- When are gutters cleaned?

Art Smith: They're cleaned by outside vendor one time a year, and in between we have Larry to help out where needed.

Jack Mansbach:- Requests for new residents at the meeting to introduce themselves.

Tim & Maryann from St. Louis

Security:

Jack Mansbach: There has been dialogue about security and video for the owners and their property, and it was decided by the Board to maintain uniformity that 'Ring' is the system of choice. It is both relatively inexpensive and unobtrusive. If anyone is interested in having their own security system through a doorbell put into their condo, the only thing they have to do is submit a request saying what you want to do, because it has to be approved.

All work done outside the condo on the grounds on the bldgs., patios, pavers whatever you want to do has to be submitted and approved. If you do things and do not have Board approval the Board has made a decision to ask you to remove that project, and if you don't remove it you will be fined. We don't want to do that, and we very rarely say 'No', but we have to have some kind of conformity, some kind of uniformity, people cannot just do whatever they want. Please understand if there's anything you want to have done, we don't have a problem with it, we just want to know about it, and we have to approve it.

Message from the President

Jack Mansbach: - Each one of you was given the 'Message from the President'

"The board has a problem - it's called 'ageing'..... We have an election coming up in February. Sometime in Dec., you will get a mailing with a proxy and the opportunity to put your name in to be voted on, for a seat on the Board. Getting voted onto the Board is easy."

"We have 5 board members, they don't all have to live here year round...except two in order to sign checks. As for the other three, as long as they are here during the Season, and show up once in a while, become active, and work on the property, it's ok. This year, in Feb, . is a major situation. There are two seats coming vacant. There is a third that the holder wants to resign from. For sure there are 3 seats coming up, and if those seats are not filled you don't have a board, a quorum, you don't have signed checks,you have a mess. Take it to heart that we need you....We, as an association need you. The people here now have paid their dues, and we need new people on this Board. If you don't stand up and get counted you are going to have a bad situation on your hands. The option is to have full time

management. It costs a lot more money than we're paying PCM now. It will cost every single owner more money every year to have a full time management situation, and you'll still have to have a board beyond that because the law says we have to. It won't be people who are personally involved on a day to day hands on basis, it will be done by a full time mgmt. group. Please take it seriously, take it to heart we need you, even if you've served on a Board for the last 20 years of your life, think about giving us another 2 years".

Jack Mansbach :- **Open's the meeting up for discussion**

Martha: - 1. Put dollars and cents to people and they'll respond. 2. Thank you to the Board for the Beautification project.

Frank Wester to Marth: Will you talk with others in 10B about reserves.

Martha: - I would like to try to organize to start discussions with the owners of 10B about whether they want the reserves and take a vote amongst the owners again.

Jack Mansbach: There is one window per year, Nov. 8th, when you can make this change. The budget will be discussed, the reserves will be discussed, and it is the only time in the course of the year when owners say 'yes' they want it or 'no' they don't'. You don't have the luxury of time. It has to be organized now. If you need space to hold a meeting let the Board know and we'll arrange for Larry to get the pool room for you to use on a one time basis so you have a place to sit down and talk.

Directory

Jack Mansbach: - For years we've been talking about it and always wind up in the same place. It seems it's illegal for us to do this without all of the members agreeing to it. According to the legislature of Florida, some of these directories have been abused and used as marketing tools. There are a lot of people who don't want their names listed in a directory. **Our attorney told us not to get involved in this moment in time. We are not in a position to sanction it.**

Bob Weibusch: - We need written approval from each owner to be published in a directory. We can have a form mailed out to all the owners and see what the response is.

Jack Mansbach: As a private citizen you can do it, but we cannot do it as a board. We cannot sanction it.

Jack Mansbach : Motion to adjourn the meeting. Seconded by Frank Wester 8:40 pm