

Unapproved Minutes
Fairway Point
PALM-AIRE
CONDOMINIUM ASSOCIATION 'C',
Special Owner's Meeting
Thursday November 8, 2018 at 7pm
GOLF SIDE – RECREATION COMMUNITY CENTER
WEST SIDE OF POOL
7406 W. COUNTRY CLUB DRIVE N.

Meeting called to Order 7pm

Roll Call – A quorum established with 86 owners present or present by proxy. Directors present: Todd Johnson, Ellie Le Blanc, Diane Lieberwitz. Absent: Jack Mansbach and Frank Wester

Also present were: Art Smith, and Robert Wiebusch

Proper Posting of Meeting Notice/Agenda: Posted at both pools Nov. 4th, 2018

Approve Minutes – February 5, 2018 Annual Owner's meeting minutes posted online approved. *At this owner's meeting you approve the last owner's meeting Minutes which was February 5, 2018 Annual Owner's meeting .*

Art Smith – Motion to accept the minutes as posted, seconded and passed unanimously.

Todd Johnson: - Motion that Art Smith be appointed as Chairman of the meeting. Diane Lieberwitz seconded and passed unanimously.

Robert Wiebusch: – Announced that he had proxy forms to fill in for those who hadn't sent him one.

Treasurers Report:

Todd Johnson – Announced that he had not received current statement, and that PCM was in the process of compiling it. “We’re in good shape. As of end of September we had approx. \$94,000 in the operating account, \$250,000 in reserves fund, \$13,500 in the Money Market checking account. Accounts receivable for owners approx. \$30,000 as of Oct. 31st. The largest portion of that amount is the bankruptcy case that has been running for 5 years. Other accounts we’ve been doing very well negotiating, those that were in reserve, and two that are in a paid fix payment plans doing well. We have better control of delinquencies. We have a few expenses coming up such as the work being finished on the south pool.”

Landscaping Report –

Ellie Le Blanc: - Plantings are done, trees trimmed, Manatee County was out today to trim trees on medium. We’re in dormant season now.

Member response: “Best grass there has ever been”

Ellie Le Blanc: - Tru Green has done a very good job

Pools:

Art Smith: - Frank Wester left report announcing that both pools are refurbished, with new heaters installed. Heat is turned on and set at 83 degrees. Pools will be heated through March. The South pool will be closed Dec. 3 – 7 due to the deck being refurbished and painting. The

pools are open dawn to dusk, and showering is required before entering the pools.

Also, any improvements to Villas/Condos, including windows, doors, patios, and walkways must be approved by the Board of Directors. The process can be started by filling out the short form in the mailboxes in the inside wall of each pool. Leave it in the mailbox with your phone number.

Buildings:

Art Smith: - One roof left to be repaired.

Old Business:

Signs: -

Mike Ruby: - We are getting new entrance signs. It will be completed within the next two or three weeks. They will replace the blue welcome signs and cul de sac signs with blasted signs.

New Business:

Election results –

Bob Wiebusch – Announced that he went through each section of proxies that everyone has handed in.

The financial reporting waiver for reducing the financial reporting requirements was voted on by each section but the total votes of all sections is what counts. There were 51 votes for reducing financial reporting requirements and of the 51 yes votes, 40 voted for a report of cash receipts and expenditures.

9A – approved the carry over and for fully funding reserves.

9B – approved the carry over, and for fully funding reserves.

10A – approved carry over and for fully funding reserves.

10B – approved carry over. Reserve funding waiver vote was 16 against fully funding reserves, and 4 yes for fully funding reserves at 100%. No reserve funding for 10B.

Todd Johnson: - The State of Fl. says because we have over \$500,000 in income we are required to have an audit every year unless we waive it. It cost us \$5,900 last year. If you want to have an audit done each year, it will cost you between \$5,900 and \$6,500 plus the cost of the tax return. This year we did not have any taxes due, so we had some money left over in the budget. Personally, I would like to see an audit every year. I did not vote that way because I think every three years, as we have done it in the past, is adequate. There's no indication within the audit that there was anything suspect. I don't handle money, but I sign checks on occasion. **It's up to the owners how it comes out in a total vote, as to what we will wind up doing and not by each phase.** I personally voted that the kind of statements we get are compiled financial statements by PCM that is not audited but is a pretty good detailed statement and balance sheet, with an overall projection of where we stand each year. These are available to all owners if they want them. Owners can go through the Board to get copies of the audit, and the financials each month. You get the balance sheet, the consolidated financial statement, and the financial statement of the phase that you live in.

10C – approved carry over and for fully funding reserves

10D – approved carry over and for fully funding reserves.

Bob Wiebusch: This is an owners meeting, and once the meeting is over the board will meet and adopt the budget, as you have all had a copy sent to you. Once the board has approved it we'll order the coupon

books through the bank and the bank will send you the books to whatever address you have on file. You should receive the coupon books in time for the January payment.

Q. – With one phase opting out of the reserves, how does it affect the other phases.

Todd Johnson: – “It doesn’t. That’s why we have the waiver that is required by the State. If something happens, the owners in 10B will be hit with a special assessment payable on demand, and I hope the owners in 10B realize this, because it could be a substantial amount. Each year that it goes by your reserved requirement is adjusted and you have a 12-year period, you have 6 years to pay twelve-year requirement. It’s up to you, I personally think we should be paying reserves.”

Owner: You can’t show your opinion. It’s a Florida requirement that owners have a right to choose.

Todd Johnson: I’m speaking as an owner, not a board member

Owner: “Every time this comes up people on The Board make these threats like they’re trying to scare the people into doing something that they don’t want to do.”

Todd Johnson: “No one is denying them that right. I’m just stating that there are 4 or 5 of us who don’t agree with you as owners, and I’m sorry we don’t’, I did to begin with and rethought the issue, and I don’t disagree with what you’re doing, but I would rather see it another way.

Q. “The way you were wording that we would be responsible for any year that we didn’t pay.... my experience is in 2002 the roofs were done, and I paid for that cost. We’ve never had reserves at 10B since 1979.

Todd Johnson: You were billed for the one time.

Art Smith: - Last time the roofs were done was in 2003. Before 2003 the entire assoc. had reserves. At that time the ownership voted to use all of the reserves to pay for the roofs, and then decided to stop funding them. When we painted the buildings in 2010 five of the phases decide to resume funding reserves.

Q: - What is the estimate of roof replacement?

Art Smith: - I received a quote this year from Shewski on roof replacement.

Bob Wiebusch – It's about 1.4 million. Removing shingles putting on new shingles and any other code requirements at the time. What is extra, is removing any rotten wood underneath and replacing. We had 3 bids all within 1.3 or 1.4 for all buildings. It was a shocker.

Q: It would all be done in succession?

Bob Wiebusch: That's usually what would be done

Q: - Lifetime of roofs?

Bob Wiebusch: - Shingle roofs are in that 20-year period.

Art Smith: - It's been 15 years since we had it done.

Q.: - So we have 5 years to go?

Art Smith: - They call it a 25-year lifetime. What's failing is not the roofing it's the plywood, it's ageing. Unless we put all new plywood on at the same time as the roofing, you can't say it will be 25 years.

Q.- I don't live in 10B and it doesn't matter to me whether they have reserves or not but do the people in 10B have any idea how difficult it will be to sell their place without reserves. The owner that buys it might be strapped with a big assessment. I don't know if that's been

made clear to those people or not. Some of them are in bad shape now.

Owner: "We've had more sales in 10B area based on the number of units compared to other phases. We've had no trouble selling them, that's a misnomer, so don't go down that avenue."

Budget: -

Bob Wiebusch – Any questions?

Q: - In reviewing the documents provided it's got the 2018 numbers approved budget and 2019 proposed budget there's no column of anticipated 2018 actual. Would be helpful to understand where the 2019 numbers are coming from.

You are approving the budget tonight, so my question is the 2018 budget is shown and the proposed 2019 shown and there are some upticks in some of the line items and I'm curious, is there a reason why it doesn't show the 2018 anticipated actuals? Would be good so you could get a sense of why 2019 numbers are what they are.

Bob Wiebusch: I know that when the budget was reviewed the 2018 financial reports were used as a basis to come up with the 2019 budget, and that was done in August/September this year, and you had to guess what the last 4 months would be, and you could tell that some of the utilities are going to have a 3% increase, and you could see whether everything was in line or whether the year before we put enough in.

Q: - Some years that column was shown but not on this one. More specifically, the uptick line items 2018 landscaping grounds \$2,857, 2019 \$6,104, there's a \$3,000 increase, why? Also, \$3,200 to \$7,100 for trees and palms, \$10,600 to \$16,300 general maintenance.

Art Smith: Maintenance - this coming year we are budgeted to replace all the outside carriage lights in the court yards. They are old, plastic, yellow. They're all different.

Q: - Are driveways going to be sealed? How much does that cost?

Art: \$2,000

Q: - Why wasn't \$2,000 included or disclosed in cost for the driveways?

Art Smith: We didn't know for sure if we would have to seal them. After they were done we wanted to preserve them. It won't be repeated. Neither will the lights be included in the following years budgets.

Q: Landscaping – mulch. Was it put out for bid or did it automatically go to Raul. How much is being mulched.

Art Smith: Just palm trees.

Q: - If I want beds mulched and I don't want to use that color we'll have two different kinds of mulch.

Art Smith: Yes. We chose that mulch because it doesn't float.

Q: - Mulch we chose cost twice as much. We could use the nice mulch twice a year at same price.

Art Smith: - We don't know about the nice mulch.

Q: - Who decided to mulch the palm trees. They are the least that need to be mulched.

Ellie Le blanc: The President said he wanted the palm trees mulched.

Q: - We love this community and have made wonderful connections with the people here, but we are mortified by lack of upkeep, and that bare dirt is not acceptable in front of the houses. Half stone, half dirt,

looks horrible. We deserve better. Track area where palm tree fell is crooked not painted.

Ellie Le Blanc:- It has been painted

Q. – One section has been painted, not all of it. I don't mean to upset or offend you. We've been here a long time. I'll pay more. We want it to be a nice neighborhood.

Q: - Do we have any choice on the mulch or it is what it is what it is.

Ellie Le Blanc: - I can only suggest it may be discussed later.

Q. – Raul not out for bid.

Ellie Le Blanc: - Not my call.

Ellie Le blanc: - We are a large campus, that takes a lot of upkeep. I happen to agree with you, on the other hand I don't wish to have a \$3,000 HOA fee.

Q. – What do we pay for then? It looks so shabby. I'm surprised it is acceptable to everyone else.

Art Smith: This meeting is not about landscaping, it's about the budget.

Q. – You have the budget for landscaping, so I assume this would be the time to bring it up.

Q. – Last year at the meeting we talked about stones. Vehicle's windows have been broken as result of lawn mowing. I thought the purpose of mulching was other than aesthetics, for safety issue, to have stone replaced that was a problem.

Owner announcement: "Just so that everyone here understands the situation on reserves. This organization that we share our clubhouse with had 200 units, not one of their phases has reserves. That's by their

choice, so again people who vote, that's their choice. So, don't jump on that issue.

Q: - So I guess the stones are staying. That's a safety issue. Someone's going to sue you guys.

Q: - I would like to know if contracts are written for landscaping and Tru Green with no increase for either one of them?

Ellie Le Blanc: - Yes, no increase.

Q.: - Do we know when driveways will be sealed?

Art Smith: I guess early spring.

Q: - Are we required to move cars?

Q: - Will brick be covered; will they spray or roll it.

Art Smith: - Typically, they roll it

Q: - You'll put that in the contract

Q: - Has anyone contacted the club to spray for algae?

Q: - Line item 9B general maintenance. The entire general maintenance is only up \$2,912, that would mean that some phases had a reduction in maintenance.

Art Smith: - We base maintenance mostly on last year's occurrence. If there's a lot of roof leaks we raise budget for roof leaks, plumbing same with that.

Motion to adjourn: - seconded and passed unanimously.

Fairway Point
PALM-AIRE
CONDOMINIUM ASSOCIATION 'C',
Board of Director's Meeting

**Thursday November 8, 2018 immediately following the Special
Member's meeting**

The Board of Directors met immediately following the Special Members meeting.

Directors present: Todd Johnson, Ellie Le Blanc, Diane Lieberwitz. Absent: Jack Mansbach and Frank Wester.

The October 11th, 2018 Board of Director's meeting Minutes were approved unanimously.

The Board of Directors adopted the 2019 Budget as presented to the membership unanimously.

Meeting adjourned at 8:02 PM.

Diane Lieberwitz

Secretary