

ANNUAL MEMBERS MEETING
OF
FAIRWAY POINT
PALM AIRE at SARASOTA
CONDOMINIUM ASSOCIATION 'C', INC.
MONDAY, FEBRUARY 4, 2019
at 7:00PM
at
The Association Clubhouse
[7406 West Country Club Drive N.](#)
[Sarasota, Florida 34243](#)

CALL MEETING TO ORDER: By President, Jack Mansbach

Election of Chairman of the Meeting: Jack Mansbach appointed.

ROLL CALL – Determination of a Quorum – 75 owners present or present by proxy.

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

Also present was: Robert Wiebusch

PROPER POSTING OF MEETING

NOTICE/AGENDA: Posted at both pools 1/31/19 and mailed to all owners.

APPROVAL OF MINUTES – Motion to waive the reading of the November 8, 2018 Special Owners meeting minutes, motion seconded and passed unanimously.

REPORTS:

Treasurer's Report:

Introduction to the Treasurer's Report by Jack Mansbach: – We are down 33% from a year ago on delinquencies. We have 1/3 less delinquencies than we did a year ago. We went from \$33,000 to \$22,000.

Todd Johnson: - Year End Report Dec. 31, 2018

There will probably be further adjustments do to the fact that we have to wait for PCM to complete all the Associations they do books for before they start doing year end closing entries and adjustments.

Cash Operating Account - \$96,667

Cash Reserve Fund - \$300,670

Cash Owners Fund/MM account - \$13,587

Assessments Receivable: \$22,922 (1/2 of that amount has been tied up with a bankruptcy that has been ongoing for a number of years and still has a number of years to run.)

Allowance Bad Debts – (\$17,177)

Prepaid Insurance - \$8,243

Utility Deposits - \$3,550

Liabilities:

Accounts Payable - \$1,874

Prepaid Assessments - \$59,188

Income/Expenses:

Income - \$522,571

Operating Expenses: - \$490,837

Year To Date Net (unadjusted) - \$31,734

Accounts Receivable Aged: \$22,922

Over 91 Days - \$22,360 (bankruptcy \$12,060)

Over 61 Days - 0

Over 31 Days - \$178

Current: - \$383

This completes the statement for the month of Dec. and 12 months ending Dec. 31, 2018 unadjusted. That means if there is a statement or accounts payable or a bill we haven't picked up on, it will be picked up on in the year of its statement.

Jack Mansbach: Motion to accept the report as written.

Jack Mansbach - A year ago we embarked on a project to do driveways and as part of that project we had to dig into our Letter of Credit \$25,000 - \$30,000 worth. We started the year with that debt and we ended the year paying it off. We're back to the full limit on our Letter of Credit. We don't owe any money to anyone.

Election Report:

Jack Mansbach: Introduce those who have so kindly volunteered to count the ballots.

1. Jan Hornick
2. Doug Reeves
3. Pete Gutterson

Jack Mansbach.: - In 2019, in addition to the Board that you elect tonight we are going to need a 'Landscaping and Grounds Committee'. We need more people involved in the running of, and hopefully, beautification of Fairway Point. Whatever time you can volunteer is needed. It will not be a sink or swim situation. It will be hands on training.

The other area we need a volunteer for is 'Buildings Chairman'. Art Smith has decided after many years of service, to step down from the position, and we thank him very much. It is not rocket science. I can tell you from personal experience, that Art is an amazing Mentor, and he's available all day, every day. It involves roofing, and oversight of buildings, but relatively simple. Please consider it, and help us continue the projects that are ongoing here at Fairway Point.

Landscaping & Grounds Report:

Ellie Le Blanc: - Everything is done for the year

Thomas Bukata:- Volunteered to do what he can to help improve the Landscaping.

Jack Mansbach: - With more volunteers it will continue to be a work in progress, and is not an overnight situation. It's better than 2 years ago, and we are pouring money into it.

The budget keeps going up, and we have very reliable contractors doing the work here, but we are not always getting the cooperation from the most important aspect which happens to be 'Mother Nature'. We will continue to work on landscaping and grounds. It is a work in progress and it is not being ignored.

New Business:

Member: - I've taken it upon myself to contact the County's Dept. of traffic and safety to have them repaint the white line on the bike path and walk path. They have not been responsive. Could someone on the board, as an official representative of the community, call Mike Kelley, who is in charge of that department.

Jack: Glad you took the time to do that. We'll look into it.

Member: - Regarding the 'Notice of Public Hearing'. Is the Board sending someone?

Frank Wester: Talked to Art Smith on PACC board. They are meeting on the 20th and will get back to him.

Jack Mansbach: There is strength in numbers, so if others are inclined to go, please do so. - It is a tax that Manatee County wants to place on Condo Associations for the landscaping they do. Could be the Median on W. Country Club Drive N. We don't know.

Jan Hornick: - It is an Ad Valorem Tax for maintenance of the median and the road which gives them several options which she would like to have knowledge of after the committee meets. Request to send out email blast to everyone so they know what this is all about because it is an Ad Valorem Tax that will be added onto everyone. There is a section that says something about 'severability'...If that is

an option they are beginning to take, that means the County will sever their responsibility for that road and for the maintenance, which would be a very expensive proposition for everyone in Palm Aire.

Jack Mansbach : We will send out an email blast. We have a gentlemen (Art Smith) that handles our emails, and we continue to try to get everyone on our email list. If you are not on the email list come to the desk after the meeting and give us your email so you'll be part of the blasts sent out, and will know what is going on.

Jack Mansbach: - 2018 was a Terrific Year.

We did some driveways, we put up new lights, we refurbished both pools, all equipment is up and running. Things are positive. We've had some complaints. We can't please 100% of the people, we never will, but as the board promised you two years ago, we developed an air of transparency. Everything we do is open and above board, we don't do anything in the dark, and we do everything here with an eye to the greater good. We'll never please 142 doors.

Owner: - Is there a schedule for the sealing of the driveways?

Jack Mansbach: - Probably by the next meeting we will announce a schedule for sealing the driveways that were done a year ago.

Discussion about Driveways with Members present.

1. Cracks in driveway.
2. Water backup in garage that owner was told would be eliminated, and was not.

3. Potholes fixed in driveways?

Jack Mansbach:- The driveway company will be back on the property within the next two months. Please leave a notice in one of the black boxes by the pool with some detailed information of this problem with your address. When they are here we will address it. We can't promise to fix it but we will look into it. Please use the method of communication that we have established to take care of problems like this, or pick up the phone and call Bob Weibusch, so we will have the opportunity to address it.

Member: - How does one get information to the Board.

Jack Mansbach: - Website PACC1.com is Palm Aire's Website. There is a sub-menu on the left that says 'Condo C'. Newsletters and Minutes from the meetings are posted there. All Board Members phone numbers are there,

Frank Wester: - Best vehicle to get in touch with us is to go to one of the pools and leave us information in the black mail box, or talk to Larry.

Jack Mansbach: - We negotiated a new 5 year contract with Comcast. Hope you have all taken advantage of the new equipment you are entitled to. There is an Xfinity shop on University Pkwy. near Honore. Give them your name and address, and they will give you the new equipment.

Member: – Have we ever considered the cost to include the Internet service in our contract.

Jack Mansbach:- We consider everything. The number one thing we consider is how deep we're going to put our hands in your pocket. We can't get a deal with a triple play package. That is the reason we took an upgraded package and didn't go as a group into the voice activated new X-1

package. We did what we could to maintain the price within what I believe is a 5% increase.

Member:- I live in cul-de-sac three between the pool and Villas, and it's basically a flood back there when it rains, to the point where I now put sandbags behind my lanai because it floods, and it has been doing that for several years. I noticed there have been some repairs at some other residents who have problems with drainage.

Jack: In the past year, where we've been able to, we've tried to adjust some of the topography here. It's really putting a band-aid on a situation. What you are talking about for an overall correction probably costs somewhere in the middle to high 5 figures. If the owners here want to do something like that, they should bring it to the Board as a Committee, and we'll consider it. I don't know if it will go through, but we'll consider it. In the interim period, again, if you would use the communication system that we do have, Larry will look into it. And for a fee that we don't pay for, but you may want to pay for, Raul, United Lawn Service, might be able to do some underground drainage work away from that area. I can't promise you that he can, but one never knows until one tries.

Member:- Isn't that community property?

Member: - Why should she have to pay for it?

Frank Wester: - There is an issue, and that is when these buildings were built, the Lanai in the back was a dirt floor meant to absorb water. We've all taken advantage of putting tile back there and that's a big issue because that's where the water was so supposed to drain out.

Member:- That doesn't really clarify the problem in any way, because who would want a muddy lanai. It has nothing to

do with the fact that our property would be flooded whether it is a mud floor or water coming over a tiled lanai.

Frank Wester: - We need a topography study. We need engineering to come in and change the topography, and if we want to go that far that's up to the group.

Owner: - There are options to consider, and solutions that can be proposed between the community paying for it, or owners kicking in to help pay for it, but the answer that it wasn't designed to not allow water into your house doesn't answer the problem. We need to look at this seriously

Frank Wester: - I got six inches of water in my house last year, and I'd be very happy if everyone in the community would kick in and pay for it.

Jack Mansbach - We look at everything seriously. Nothing around here is a joke or taken lightly. Just as a point of information, every year between July and Sept and into Oct. the entire board, and it's open to all the members, sit down and have small pocket meetings related to the following year's budget, and if you have issues where as a group you are interested in paying 10 to 20 to 30% more maintenance then let us know. We are working on a mandate where we are trying to give you what we call Cost of Living adjustments. We do not put our hands in your pocket, but if you want things like you are talking about and the overall membership wants to participate in that, because we're still in a majority rule situation, then you have to let us know. These meetings are not closed meetings. They're posted, and the members are invited to attend. Last year for the budget I had at least 6 – 8 meetings, in my home, where no one attended other than the people who are directly involved on the board.

All of our meetings are posted at the pools and are posted at the two entrances to Fairway Point, with date and time.

We create a budget for you. We try to keep it prudent, we try to keep it frugal, we try to keep it as unobtrusive as possible, but if you want other things and you are not happy, you have to let us know.

Owner: - Ellie and I have talked about it and she suspected that some of that overflow may be a result from the water logging on the outside of the wall from Whitfield that is draining into our property, which means it isn't our fault and the County should pay for it. If we're not paying attention and responding to the issue or having it looked at we can't even make a decision whether it's something we should pay for, or if the county is responsible for overflowing sewers.

Jack Mansbach: As I said to you before if you want to bring an issue contact the board. That's the way to do it.

Owner:_ Just want you to know I appreciate what you are doing. We know how much you do on the Board and I appreciate it.

Jack Mansbach: Announces Candidates running for the Board, and thanks those who have volunteered.

Norbert Charette

Diane Lieberwitz

Robert Lipski (not present)

Jack Mansbach

Frank Wester

Martha Music

Election Returns:

Bob Wiebusch: Announces Top three vote getter for new directors.

Diane Lieberwitz

Martha Music

Jack Mansbach

Remaining Members of the Board:

Todd Johnson – Treasurer

Ellie Le Blanc

Jack Mansbach.: Thank you for your vote of confidence. The new board will look forward to working with you in the coming year.

The five of us, Martha, Diane, Todd, Ellie and I will have a second meeting where we will determine the role of each individual on the new Board which will be announced afterwards.

Jack Mansbach: Requests a motion to adjourn the current members meeting at 8:15 PM.

We are going to close this meeting and we are now going to have an organizational meeting of the board. You are all invited to attend as spectators.