

**Annual Members Meeting of
Palm Aire Condominium Association 'C', Inc.**

Fairway Point

Monday, February 5th, 2018

The Club House

7406 West Country Club Drive N.

Sarasota Florida 34243

The Meeting was called to order at 7pm

A quorum was present with 78 owners present or present by proxy.

A motion was made seconded and passed unanimously to approve the minutes of October 12, 2017 Special Members meeting.

Announcement:

It was announced by PCM that an Election of Chairman was required – Jack Mansbach is appointed Chairman. Todd J. motioned it, Frank W. seconded it. Passed unanimously.

Meetings:

- A. The meeting notice was mailed to every owner and posted at both pools.
- B. Saturday Feb. 3rd, 2018 Board Meeting minutes have been posted to website.

Announcement:

- A. The Chairman announced that Todd will speak about work done in Fairway Point.
- B. The Chairman announced that this would be Jan Hornick's last meeting as the head of the Landscaping Committee, along with his gratitude for her service. The Chairman thanked Jan for "keeping us green" and on our toes", and said that "everything would not be what it is today without her.

Announcement:

The Chairman introduced Diane Lieberwitz, as the new volunteer Secretary for Minutes, and member of the Board, taking over the last year of Linda Guisinger's, term.

Treasurer's report/Todd Johnson:

Announced that "We are solvent", and gave the following report:

As of Dec. 31. 2017:

Cash Operating Account	\$53,675
Cash Reserve Fund	\$270,059
Cash Owner's Fund	\$13,496
Assessments Receivable	\$31,431
Allowance Bad Debts	(\$10,177)
Prepaid Insurance	\$43,454
Utility Deposits	\$3,500

Income Expenses:

Income	\$487,153
Operating Expenses	\$489,951
Year to date loss	(\$2,799)

Accounts Receivable Aged	\$31,431
Over 91 Days	\$27,934
Over 61 Days	\$291
Over 31 days	\$527
Current	\$2,679

Todd explained that approx. half of the "over 91 days" due amount, is due to a legal situation. He explained that the people involved are in bankruptcy and

therefore the Association has to let the courts take over. The Association cannot ask them to leave.

The Chairman motioned to accept Treasurers Report, Frank seconded it.

Buildings/Art Smith

- A. Art reported that we are “caught up on roof repairs”.
- B. Can’t get into 1 unit with a reported leak in laundry room and kitchen. The property is in foreclosure. Tenant residing has dementia, and Rental Agency is unresponsive. The owner is overseas and not paying anything required by the Assoc.
- C. Jan will try to advise tenant and Rental Agency that we want to repair roof and make arrangements to get inside.
- D. The Chairman requested Jan to send him an email with name, address, and phone number of rental agency.
- E. The Chairman asked Bob W. to contact Attorney to find out what our options are in this situation. Do we have option of contacting local fire dept. to gain access.
- F. In answer to question re: why PCM Management Co. is not taking care of the problem, the Chairman announced that our contract with the management company gives us responsibility for maintenance.

Driveways:

- A. We should have schedule this week for driveways to be repaved.
- B. We will send notice out to 9A & 9B only. They agreed to assessment, and reserved funds to pay to have driveways repaved before end of February.
- C. Jan to create flyer and post on garage doors to give owners/renters instructions. Owners will also be notified by mail. Garage doors need to be open for a period of time to make sure driveway slopes away from building.

Water:

- A. In answer to a question, the Chairman said that Manatee County is responsible for water supply to the buildings. He added that there is an inequity of the way water is being used here, and that we are

- contracting with a company who will come onsite to check the units of the largest offenders for leaks. Manatee County will check the water meters.
- B. In answer to question, the Chairman said that if someone has a problem with water supply contact Manatee Country. If it is not a problem that the County addresses, call a plumber.
 - C. In answer to question re: dirty water, Jan advises that the piping is in the concrete slab, and that 30 year old copper piping can be a problem. Owners can have new PVC plumbing installed, at their own expense, which runs through the attic. She added that her new plumbing has a 20 year warranty.

Pools/Frank W.

- A. The pools are full.
- B. The North pool has been resurfaced. During the process they found the pool was not level and the problem was addressed.
- C. South Pool resurfacing is scheduled for later this year.
- D. New heater installed in South pool.
- E. Deck at South pool needs repair or replacement. Getting quotes.
- F. Some landscaping will be addressed in the pool areas.
- G. North pool heater may need replacing in the future.

Condo Assoc/HOA's

- A. Any change to the outside of units is governed by our documents. We have to enforce the documents we all live by.
- B. If there are changes to windows, doors, patios, walkways, courtyards, owners must submit drawn plans to the Assoc. Window replacement requires the Window Co. plans to be submitted by the Window Co.
- C. Every replacement or improvement has to be up to code. If not, the county will come in and take them out.
- D. Get a copy of a license and insurance policy from contractors.
- E. The Chairman wants new Committee formed to create new guidelines for homeowners to read.

Comcast:

- A. The Chairman announced a 5 year contract approved and signed.
- B. We will switch to new HD contract in March.
- C. Comcast has addresses and will deliver or mail out new equipment
- D. Anyone paying for HD can have the charge removed retroactively beginning January Billing from Comcast. Call Xfinity or go to their store on University Pkwy & Honore, and they will make arrangement for charges to be removed.
- E. You will get a new HD cable box and three adaptors
- F. The Chairman to look into whether it is a multi-room HD box or if only the TV connected to the box is HD. To be clarified.
- G. Comcast agreed to ½ price service charge of approx. \$30.00 for those who want them to install new equipment.
- H. Question as to what we are paying additional was answered by The Chairman. First year there is no increase (\$28). The second year \$32.00. The actual cost for 2017/2018 is probably \$2.00 per owner per month less but will increase in 2019.

Landscaping/Jan Hornick:

- A. Announcement that Jan Hornick will continue to work with interim Landscaping Committee Chairman Mike Ruby.
- B. Jan and Mike went to all properties to determine where plants are needed and what trees have to come down. They finalized proposal for 2018 which included a list of trees that need to come down.
- C. Most of the planting will take place in the summertime to insure the new plants will be watered.
- D. Jan is pleased with last year's improvements on Country Club Lane 10A, the four plex, and 10B.
- E. Irma Damage was minimal. Landscape and grounds approx. \$9,660 in repairs. There has been a special assessment to home owner's for a one time charge of \$68.00 per property.

- F. Jan mentioned that it has been a challenge. She went back to United Lawn Care/Raul one year ago because men on his crew know how to prune.
- G. Jan and Mike to work together to compare prices from quotes for 2018 plantings.
- H. Problem with stones discussed with homeowner's and possible solutions.
- I. Jan - United Lawn Care cost to remove them and put mulch down was prohibitive. Labor was too expensive. The amount of rock was considerable and we are not allowed to pick up and put in the County bins. Because of the increase this year in Assoc. dues, I couldn't add to budget. It would have added a couple hundred dollars in maintenance fees for each unit. Stone problem exists in 4 buildings and duplexes.
- J. Jack - The solution to this problem does not fit in this year's budget and will be discussed for the next budget. If it has to be done piece-meal we will. There will be a meeting re: stone removal/mulch.
- K. It was suggested by owner that a mesh, that allows water to go through, be put over the rocks and tacked down.
- L. Question from owner re: Storage Units. Can they be cleaned out and rearranged for the purpose that they were created for. Owners and renters are using them as a catchall with property just thrown in haphazardly and no room to store a bike.
- M. It was agreed that Larry could help the homeowner re-arrange the storage unit.

Announcement:

The Chairman announced that this is an Election meeting, and that we have a five member board. Jack & Frank fulfilling their 2nd year of a 2 year term, and Diane for 1 year, filling Linda Guisinger's last year of her term as Secretary. There are 2 open seats. Todd Johnson, and Jan Hornick's .

There was a mailing to every owner asking for anyone interested in being on the Board. The only person who applied is Todd for another 2 years as Treasurer. That leaves an open seat. It will be taken out of the owner's hands and the board will finalize who will be on the board and vote.

New Business:

- A. Median concern not being taken care of properly reported by owner.
- B. Discussion re: irrigation. How often and how long. And who regulates the time.
- C. Jan commented: Larry monitors rain gage. and spends 60% of his time working on irrigation.
- D. Jan commented that "Irrigation is only supplemental to rain. In Oct., Nov. and Dec. there was less than 1 inch of rain. The supplemental is not meant to sustain, only to supplement. We have a well system, and we're lucky that we do. We'd be paying close to \$40,000 a year to get the watering system we have on a well system. We have 15 minutes per head and only designated for 10. We have only 4 wells that work one zone at a time. The County controls the water that goes out of the Aquafer. They tell us how long we can use it."
- E. It was suggested that we form a committee to discuss and bring to board for a vote.
- F. Home owner added that "County allows watering two times weekly from sundown to Sunrise with no restriction. Is there a problem with timers?"

A/C

- A. Discussed Installation of new A/C in the 2 story buildings, and where the new A/C will be placed. There is not enough room to replace as they are situated now.
- B. The Chairman added that if the issue does come up we will tackle it at that time

8:30 pm Meeting adjourned, Todd motioned, Frank seconded. Passed unanimously.

Respectively submitted,

Diane Lieberwitz, Secretary

**Organizational Board of Directors Meeting of
Palm Aire Condominium Association 'C', Inc.**

Fairway Point

Monday, February 5th, 2018

The Club House

7406 West Country Club Drive N.

Sarasota Florida 34243

The Meeting was called to order at 8:35 pm.

Directors present: Jack Mansbach, Frank Wester, Todd Johnson, Diane Lieberwitz.

A motion was made seconded and passed unanimously to approve the minutes of the January 9 & 11, 2018 Board Meetings.

Appoint a Director: A motion was made by Frank Wester seconded by Todd Johnson and passed unanimously to appoint Eleanor Leblanc as a director for a two year term.

Election of Officers: The following slate was unanimously approved.

President: Jack Mansbach

Vice President: Frank Wester

Secretary: Diane Lieberwitz

Treasurer: Todd Johnson

Director at Large: Eleanor Leblanc

Special Assessments

The Board of Directors unanimously approved a special assessment for 9A owners of \$1010 per owner payable \$252.50 on April 1, 2018, July 1, 2018, October 1, 2018, and January 1, 2019.

The Board of Directors unanimously approved a special assessment for 9B owners of \$221 per owner payable \$110.50 on April 1, 2018, and \$110.50 on July 1, 2018.

The Board of Directors unanimously approved a special assessment for all owners of \$68 per owner due and payable on March 1, 2018.

8:45 pm Meeting adjourned, Todd motioned, Frank seconded. Passed unanimously.

Respectively submitted,

Diane Lieberwitz, Secretary