

Approved Minutes
BOARD OF DIRECTORS MEETING
PALM AIRE CONDOMINIUM ASSOCIATION 'C', INC
FAIRWAY POINT
THURSDAY, APRIL 25TH, 6PM

FAIRWAY POINT
SOUTH POOL
W. COUNTRY CLUB DRIVE NORTH

The meeting was called to order 6:11pm

Quorum Established: Directors present: Martha Music, Claude Johnson, Diane Lieberwitz
Also present: Robert Wiebusch

Proper Posting of Meeting Notice/Agenda: Posted at both pools

Minutes Waived from March 7th Meeting. Once reviewed it will be posted on website

Owners Comments:

Jan Hornick: I can't get on PACC1 website from computer.

Martha Music: Will send her the link.

Art Smith: Explained how to access on a PC or Mac by going to PACC1 and on the left is a list of Communities with drop down box to Fairway Point Condo C.

Committees:

Martha Music: Looking for people for committees

Landscaping Committee :

Martha Music: Introduction of Tom Bukata as volunteer for Landscaping Committee

Tom Bukata: I Volunteered to help the Assoc. with landscaping . Larry and I went around in the cart looking at a way to improve the shrubbery, plantings, and to see where there's weak spots, idle spots, and healthy spots as well. Aside from shrubbery and planting, we looked at trees that are hanging over the villas and need to be trimmed back and lifted up. We'll see what we can do to make things go in the right direction. We're going to put 40-50 shrubs in and we need to make sure water is up and running.

Martha Music: Tom along with Larry did a drive through with Raul, and submitted recommendations including several new shrubs in all of the phases, and also looked at Oak trees that were reported to hang over villas. Given the amount of work needed for the Oak trees (20), we're going to get estimates from tree companies.

Owner: Suggested Dimitri Tree Service as a possibility for tree trimming and cutting. Reasonable on prices. Martha will call.

Jan Hornick: There are County rules as to how often irrigation can run regardless of whether it's County water or well water.

Tom Bukata: Mote ranch water is on constantly and so are other communities around us. It might be worth

the risk to get a fine, to preserve the new plants and shrubs. A fine is cheaper than buying new plants.

Buildings:

Martha Music: During the March 7th meeting we decided to have Larry address roof or ceiling leaks.

Social Committee:

Martha Music: We will start a Social Committee and need volunteers. This evening is our first 'Social'. We will have one hopefully before the Snow Birds head North, and again when they come back in the fall. If we'd like to have more of them we'll do that. We'll see how they go.

Board Openings:

Martha Music: There are two openings still available on the Board. Frank Wester could not come back on. One opening for two years, the other for one year. We would prefer to have a permanent resident, as there is only myself and Diane here in the summer and in the event we need to have a meeting we will not have a quorum.

Todd Johnson: I will be available in order to have a quorum by phone. We've done this in the past.

Martha Music: Two people volunteered to be on the Board. One is Ray Carpenter and the other George Ryniak. Both are snowbirds.

If anyone is interested let Martha or Bob at PCM know.

Newsletter:

Martha Music: Thank you for sending in forms with your information. It is Important to have it for emergency purposes in order for PCM to get in touch with us. We're also trying to scale back on U.S. postal mailing for non-essential items so we would need an email address from all owners.

I will post the newsletter on the PACC1 website if you don't feel comfortable giving us your email.

Emailing is saving us money. PCM charges for time labor material and postage that doesn't need to be spent. If you haven't submitted the form on the back of the emailed newsletter, or you didn't receive one, you can give me your information tonight.

Keys:

Martha Music: Larry doesn't have keys for all owners units for emergency situations. The keys are kept in a lock box so no one has access to them but Larry or the Board. If it's an emergency and we can't get in your unit with a key, we have to call a locksmith at the owner's expense. Please submit your key to Larry, Bob or Martha and we'll make sure it gets into the lockbox.

Jan Hornick: We need codes for some locks as well

Owner: Can we have a log of who uses a key; when and what for? What is the protocol?

Robert Wiebusch. : Generally, we call the owner or whoever is in charge of the unit, a neighbor or friend. We try to contact someone before we go in. If it's an emergency we want the owner to know first what's going on. If we can't get in touch with anyone we have to go inside and stabilize the problem.

Martha: Another reason gathering information is important

Gutters:

Martha Music: Have been cleaned.

Seal Coating Driveways:

Robert Wiebusch is meeting Company for second bid tomorrow.

PACC:

Martha Music: We should have representation on the Palm Aire Community Council PACC. It is made up of many but not all communities in Palm Aire. We are a member. We can go into Manatee County and talk about issues. If anyone is interested, they meet once a month at the Palm Aire County Club. Let me know.

Martha Music: I'm absolutely surprised at the responsiveness of Manatee County. An owner brought up at the last meeting that white lines on W. Country Club Drive are non existent. They're hoping to get white lines painted up and down County Club Drive by next week. The second issue was the stagnant water where they are

working on Whitfield Ave. will be fixed by the end of this month (April).

Martha will keep an eye on it.

Diane Lieberwitz: What are they doing on Whitfield Ave.

Robert Wiebusch: Putting in new sewer lines for the new housing development on Whitfield and Lockwood Ridge.

Pools:

Martha: People have been at especially the south pool, that do not belong. For a deterrent we are having all the gates keyed to the restroom key. Every owner should already have one. If you don't have one Larry has made up extra keys at \$3.00 a key, which is our cost. As soon as Larry tells me what date they will be installed I will put out an email to let you know that effective on a certain date you will need a key.

Owner: Make sure gates are shut and not left ajar

Martha: This deterrent is only as good as owners abide

Owner: Is the key the same as it has always been?

Martha: Yes

Financial:

Todd Johnson: Quarter ending March 31st

Cash: \$102,768.00

Reserve: \$313,460

Project Fund: \$13,621 (checking Money Market account)

Accounts Receivable: \$17,954 which has dropped considerably. There is a Legal action going on that has 2-1/2 to 3 more years to come before we reach a conclusion. . Through Bob and PCM we are getting our receivables down and maintaining them. We're in very good shape, a lot better than we were.

Prepaid assessments:

Quarter endng profit: \$10,679.00

Receivables over 91 day : \$12,338 (and that effectively is the legal action)

61 Days- \$5,834

31 Days - \$610

Current - \$391

Again, it's PCM and the outfit down there that are doing a heck of a lot of work. Bob and I have done a lot of chasing and it appears to be working out very well, and it's appreciated.

The sad part of the reserves is if we have to go with the reserves as they are presently set up.

If we go to roofs alone which have about 12years more to go before they would hit the cycle when they would have to be replaced, you don't even want to know what the figure is because we haven't even got 1/2 of it set up in the reserves. We need to do a reserve study. We need to find out the numbers we need to know, and get it out to you, and then we have methods of funding we can say 100% funding but that can be lowered at the budget meeting to lower that amount down. But you need to know what these numbers are going to be. It's an expense that's going to be there, painting, driveways, the cost of living has gone up. These numbers were established a long time ago and we need to go back and take a look. Which was done, but we drew back from it a year ago, and we need to work on it. Anything could put us in a bad financial state. If it's a bad hurricane this fall, we're in trouble.

Owner: Would PCM know in terms of what Todd was speaking of, where we rank financially compared to our neighbors. Are we somewhere in the middle, below the middle, are we average with the rest of them

Martha Music: The question that's on the table right now isHow does our assoc. stack up against others that PCM manages. Are we behind or ahead of the eight ball on the reserves?

Robert Wiebusch: First of all your quarterly fees are similar to other associations, the problem is that every assoc. has different needs. You cannot compare you with your neighbors, but what we're going to do is update todays costs for roofing, asphalt , road repair, pools, painting, and we're going to put together, I'm assuming in the fall for the budget. We have to present you with a fully funded budget so we're going to show you what your 100% fully funded budget would be based on the updated costs of those large reserves, and then, since we know that would increase the quarterly maintenance fees considerably, we're going to pick out a price that is similar to what you are paying now. We don't want to jack up everyone's Maintenance fees,

but we're going to show you realistically what the roofs are going to cost whenever they need to be done, and show you how much we have now, and how much we'll need, and we probably will go to the owners and say this is what the 100% reserve will cost on your maintenance fee , we want you to vote for a less than fully funded reserve on some or all of those reserves, depending on what the price is, because we want to keep your fees close to what they are. That's what we're going to be showing you in the fall in the next budget.

Owner: Who owes the \$12,000

Todd Johnson: 10C

Owners Comments:

Owner: In regards to Landscaping we should be able to decorate our house the way we like. Why do all the places have to look the same.

Martha Music: I'm pretty responsive. I've had three requests and turned them all around. Submit your plans.

Dedication:

Martha Music: The social event tonight is in honor of Art Smith. We are presenting a plaque to Art that says: In recognition of Art Smith for the years of dedication to the Community of Fairway Point.

We dedicate this building.

Thank you Art

Fairway Point Homeowners 2019

The plaque will be placed at the North Pool.

Meeting adjourned 7pm