

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

THURSDAY, NOVEMBER 21ST 2019, AT 7PM

GOLF SIDE – RECREATION COMMUNITY CENTER
WEST SIDE OF POOL
7406 W. COUNTRY CLUB DRIVE N.

AGENDA

Meeting called to order 7:03pm

Posting of meeting notice and agenda October 14th, 2019

Quorum established: Martha Music, Claude Johnson, Diane Lieberwitz

Also, Present: Robert Weibusch

Approval of Minutes of the September 12, 2019 Board of Director's

President Opening Remarks: Request to hold all budget questions until after PCM tables all proxies etc.

Association News:

1. New Signage - Fairway Bend/Fairway Point Signage at Whitfield Road Entrances. Fairway Bend owns the property at the entrance and is changing the signs to include their name and ours.
2. Early 2020 to start. Manatee County Grant is submitted, we're waiting to find out if they approve to start the work. It will take 3 weeks to make the sign and then install.
3. We have to pay for ½ cost at one entrance where both names will be on the sign entering
4. We will pay for all of the 'Fairway Point' entrance at Country Club Lane
5. We came up with our estimate for the signs based on the costs Fairway Bend acquired. Line item in budget. Our cost depends on Grant Fairway Bend applied for to Manatee County.

Owners Comments:

Owner: Discussion of remains of Palm tree on Manatee property on the medium near cul de sac 2, to be removed.

Martha Music: I will place a call to my contact at Manatee County to see what can be done.

Owner: What is procedure to get rid of dead landscaping.

Martha Music: Put in work order by the pool. Larry picks them up every day.

Owner: Condo 7041 Parking Lot beyond patching. Needs to be paved

Martha Music: That's one thing the reserves are helpful for. However to complete the work a special ial assessment would be implemented. The Board will be evaluating this.

Owner: When are they Resealing Driveways?

Robert Wiebusch: - Probably Dec. before Christmas or after New Year's. If you want, we'll do before Christmas.

Martha Music: - A notice will put out via email and/or post box notice to all owners that they have to park in the street overnight.

Owner: Big crack in our driveway. Photos forwarded to Bob. No response.

Robert Wiebusch: We had a contractor look at it. The tree root is growing underneath asphalt. There is a plan to have the tree root cut.

BUDGET / RESULTS FOR 2020

Robert Wiebusch:

Definition: Cross Utilization allows the Board of Directors to borrow from one reserve item to use for another within the phase. Has to be one of the capital projects roofs pavements and painting within the phase.

Definition: Carryover: You have to end your budget year at 0. If over or under the amount will be carried over to the next year.

Voting results as received by owners:

	9A	9B	10A	10B	10C	10D
CARRY OVER	10 YES 1 NO	25 YES 0 NO	NO QUORUM	22 YES 0 NO	NO QUORUM	13 YES 0 NO
100% RESERVES	10	13		3		2
50% RESERVES	1	12		19		11
FINANCIAL REPORTING	11 YES 0 NO	20 YES 4 NO		12 YES 10 NO		7 YES 6 NO
REPORT CASH RECEIPTS	6	16		11		5
CROSS UTILIZATION	6 YES 5 NO	19 YES 6 NO		13 YES 9 NO		9 YES 4 NO

9A - 10 proxies - we needed 9 to pass

Carryover - approved

Reserve funding - 100% passed

Financial Reporting Waiver - passed

Cross Utilization – didn't pass

9B

Carryover - approved

Reserve funding - 100% passed

Financial Reporting Waiver -passed

Cross Utilization – passed

10A – 8 units, 5 were needed. Only had 3 proxies. No quorum established. Reconvene meeting to get 10A proxies.

10B

Carryover - approved

Reserve Funding - 50% passed

Financial Reporting Waiver – didn't pass

Cross Utilization - didn't pass

10C – 20 units, 11 were needed. Only had 5 proxies. No quorum established. Reconvene meeting to get 10C proxies.

10D

Carryover - approved

Reserve funding - 50% passed

Financial reporting waiver - didn't pass

Cross Utilization – didn't pass

Robert Wiebusch: We will have to reconvene the owners meeting for 10A and 10C until another date to give the owners of those sections the opportunity to send a proxy in.

End of official voting, open discussion of owner's comments:

Phase 10B discussion:

An owner within section 10B, representing 12-13 owners of that section, registered a complaint to the Board concerning the preparation of the Budget and the inclusion of the new reserve requirements. It was mentioned that the Board did not allow for the owners to vote on 0% reserves, and by introducing reserves will place a financial hardship on many owners within phase 10B.

PCM and the Board responded that it is within the legal boundaries of the Board to adjust the budget as we see fit for the good of the Association.

Other:

A suggestion was made that it might be helpful to have a meeting before the voting takes place so that everyone understands the definitions and what they would actually be voting for. The Board will take this under advisement.

Budget Line Item Questions:

Question: 9B – expenses lawncare service

2019 estimated expenses. Is that year endor year to date....Yearend \$25,000 Budget approval \$20,000 and next year \$20,000 again. Was there exceptional lawn care service in 2019 for 9B.

Robert Wiebusch: We should have left it that. I don't have an answer to that

Q: - Landscaping Line Item 9B \$240.00 for 2019 with budget of \$6100, and next year \$6100 but this year we only spent \$240.00?

Robert Wiebusch: That was a couple of months ago. I'll have to see.

Q: Hardwood Tree line item (not Palms)

Martha Music: We started maintenance of our oak trees which have been woefully neglected. We did the east side in 2019. In 2020 we're doing all the oaks on the west side of WCCD.

Q: \$450 budget in 2019

MM: We didn't have an oak tree maintenance budget so we pulled the funds from the contingency fund.

Q: - General Maintenance line item: 2019 - 15,000, next year budget is \$7,600.

Claude Johnson: Explained the onetime \$6,000 charge for lights installed in 2019.

Martha Music: "What we've tried to do with these new line items is to make things more transparent to you such as we're spending a lot of money on roof leaks and the Hardwood trees so Instead of big line items we're trying to break it down a little bit.

Q: - Was it ever considered to do half of the oak trees this year and half in 2021. We're all getting pounded. Also, when you did the east side Oaks, Manatee county had already done part of that.

MM: We did have that discussion and it is cost effective to do east / west side.

Q: How does Spanish Moss affect oaks. Does moss kill trees?

Robert Wiebusch: Moss only grows on dead parts of trees. It doesn't kill trees.

Q: Is there any way that this budget can be reduced. I have some ideas. It will affect owners of 10B by \$280.

Claude: It was the consensus of the Board that this budget was presented properly and voted on.

It was a compromise.

Q: Can we eliminate cable?

Robert Wiebusch: We have 3 more years with Comcast on contract. When it comes up, we can cancel. They don't make money on cable, they make it on internet. They may not even have cable tv as an option in 3 years.

Board Meeting

A Special meeting has to be called for 10A and 10C because they didn't have a quorum

Board all in favor of adopting the 9A budget as presented

Board all in favor of adopting the 9B as presented

Board all in favor of adopting the 10B as presented

Board members present: Martha Music, Claude Johnson, Diane Lieberwitz

Robert Wiebusch: discussion on what consists of a quorum when voting for 10A or 10C

Claude Johnson: If we don't get enough proxies do we vote the budget for 10A 10C and at 100% funding

Robert Wiebusch; 'Special Owners Meeting' December 3rd phone meeting 10am to adopt the budget for 10A and 10C

Motion by Claude Johnson Treasurer:

Close Balance Sheet Items of Special Assessments; Interfund Transfer, Hurricane Irma Damage and Other Special Assessments relating to Driveways 9A and 9B Allocations and Expenses to the Equity Fund Account as of November 30 2019. This is a closing entrée for these accounts and line items.

Motion approved by Board members present: Martha Music, Claude Johnson, Diane Lieberwitz

Motion by Martha Music, President:

Met with new TruGreen Rep. He wants to know if we can auto renew yearly the Association's contract. We can still get out of contract if we're unhappy. It's not less expensive, it's just easier for them. We can cancel within 30 day.

Motion approved by Board members present: Martha Music, Claude Johnson, Diane Lieberwitz

Martha Music: We need PACC representation.

Martha Music: Tom Bukata thinks he has 3 people to be on the Fee Committee.

Meeting Adjourned 8:20pm