

HOA Annual Members Meeting, August 16, 2021

Meeting was called to order at 6PM.

Proof of Notices for meeting were sent out according to guidelines

A quorum was established with a combination of proxies and people on the zoom call.

- Bill, Mary, and Cindy applied for board positions

Unfinished business

- Bob came to DK to check on south stairwell issue; he stated he would install gutters, drainage from dog park; we could expect this within the next 2 weeks
- Scott to get details from Bob in email
- Bob recommends painting the condo sooner (5 years) to address some of the other issues (cracks, etc.)
- Unit 601 is still experiencing pooling of water; Additionally, water at 6th floor elevator continues to be an issue even after the work completed earlier
- Engineer had suggested extending threshold over the area
- Scott to contact Bob about 6th floor water issues

Completed projects

- Approved and completed locks on stairwells along with lock to pool area
- New slings on pool furniture
- Fire alarm system: Scott met with alarm company; he gets notified along with Bill and Alicia; depends upon the trouble alert, we can acknowledge and silence it; Depending upon the reason for the alert, we can contact the after-hours tech operator; Scott to send out email to remind everyone of the procedures; also suggested posting this in our box; batteries in main control panel are almost dead; replace the batteries in the system now
- New grills are in place; Altin is cleaning every Monday; residents state the grills are now cleaner
- Pressure washing: Altin purchased a special attachment for pressure washing which eliminate water getting into your units; Additionally, he is aware of how to clean around the grills; No pressure washing of windows or walls

New Items

- Mangrove trimming is due again; Service to be scheduled
- Request to determine the level of trimming that can take place on the north side of the pool; several dead trees (not mangroves) that should be removed; more importantly, can the mangroves be trimmed other than the branches hanging into the pool area
- Issue with grass growing to the left of grills; suggest replacing grass with porous material to allow drainage to continue (e.g., stone, rock, shell, pavers)
- Next to pool, the blue hose is broken; we have washout under the irrigation lines; needs to be filled with stones/dirt/rocks; request Altin to do this work
- Rust on unit doors; Doors and windows are owner's responsibility; We will check with Bob to see if he would address; if no action with Bob, then possibility of someone taking on the task of

finding someone to do this at a group rate; Or we can wait to do the doors when the whole building is painted

- Noted that cabana hinges are also rusting
- Soffit on 6th floor is not secure
- Trimming of palms: Altin is working to complete this; Next year, we aim to complete this work in June (before Hurricane season)
- Spectrum service: Include wifi in service with an increase from 200 MB to 400MB; cable changes from standard to platinum; typical increase of 5% each year; move 5% to Jan 2023; every owner would receive one wireless router and one modem; result would be your individual bill; Changes current rate of \$53 to \$76.50 (23.50 more a unit); of that cost, 75% internet & 25% cable; most owners will be saving money on this change; Each owner would receive a free second box
- Change to Spectrum service vote passes; agree to increase in HOA to get this passed

Seating of new board

- Bill, Mary, and Cindy now on board
- After HOA meeting, follow with organizational meeting to determine positions on board

Meeting adjourned

- Motion to adjourn; John/Richard

Organizational meeting

- Cindy nominates Mary as president; Bill second; Mary agrees
- Ameritech will continue to provide budget and finance
- Secretary/Treasury – Bill
- VP – Cindy
- Spectrum – List us as board (Sun Biz)
- Bill requested all warranties; Scott to send out
- Scott to schedule a budget meeting
- Agreed to meet quarterly for now

Meeting adjourned at 7:15PM.