

Board Meeting
Pre- Budget Proposal Meeting
September 15, 2021

Board Attendance: Jim Stanton, Chuck Hall, Bill Hopson, Anna Bencrowsky, Rachel Alty, Terri Westwood. Terry Baggett- Asst Manager on dais.

Meeting Call to Order—Jim Stanton

Memoriam of those Passed/ Prayer-Jim Stanton

Announcements and Introductions: Jim Stanton opened the meeting with a reminder to guests that the meeting was a Board of Directors work session. Unit owners are welcome and encouraged to attend. There will be a designated time provided for members to speak. However, please do not obstruct the board members from considering and discussing among themselves condominium management matters. **Introduction of the Management Staff and organizational plan** for the management was once again reviewed and discussed. Timelines for transition of staff into their permanent roles are ongoing. Jim Stanton addressed the surfside incident and the importance of having a good management staff to support Board decisions.

Reading and Approval of Board minutes from July 14,2021- Bill Hopson.

Motion to approve minutes Anna, 2nd Terri Westwood.

Approval of minutes by unanimous consent.

Correspondence: Bill Hopson read correspondence letter received from Unit 915 regarding a slip and fall while walking their dog up the driveway out of the parking garage. It was noted by the Board president that dogs are to be walked through the garage but there are exits from the garage on the east and west side of the building to be used for dog walking. Management does not recommend any owner walking their dog on the driveway out of the garage exit, as this presents a hazard because the driveway is for cars. No further action will be taken at this time regarding the matter per the Board.

Correspondence letter from Bank of America also read regarding notice to proceed with foreclosure of unit 419 as those proceedings were halted during Covid. At this time the proceeding is rescheduled to the end of the year. No action will be taken.

Financial Report- Jim Stanton

Financial Report presented and discussed by Jim Stanton. Review of budget on a line-by-line basis, proposal of new budget spending vs the 2021 budget shows a revenue positive outcome

for our fiscal year 2021. There was discussion as to how possible pending foreclosures may provide revenue of approx. \$16,728 upon closing back to the Association.

New Budget proposal accounts for only two possible increases for next year 1) The Insurance Premium may rise as much as 12.5% 2) Water Cost may rise and a budgeted increase of \$8,000 is reflected in the new proposed budget.

STR properties in the condominium association have dropped through attrition from 18% to 8% this year. **Proposed Budget 2022 reveals a necessity for a budgeted increase in HOA maintenance of 1.01% from 2021.**

Motion to approve the Budget Proposal as read: by Bill Hopson. 2nd by Rachel Alty

Further Discussion

Anna Bencrowsky recommended a Detailed Preventive Maintenance Schedule in Writing.

Members of the Board proposed adoption of the budget for 2022 with a 6-month reevaluation of ancillary personnel.

Motion made by Bill Hopson 2nd by Anna Bencrowsky

2022 Budget Proposal approved by unanimous consent.

Maintenance Report- Read by Terry Baggett

Motion to approve as read Jim Stanton 2nd by Bill Hopson

Maintenance Report approved by unanimous consent.

City of Flagler Beach Liaison Report by Michael De Papos- read by Terry Baggett

No discussion. **Motion to Approve-**Anna Bencrowsky 2nd Rachel Alty

Liaison Report approved by unanimous consent.

Rules Committee Report – read by Anna Bencrowsky.

August- incident with boy jumping fence and looking in windows on 1st floor.

September- incident with loud noise and screaming on one of the floors at night. Police were called and report filed of unauthorized entry of a female inside building.

Open Discussion-

Dan Unit 322- Doors in stairwell left open or ajar on 5th and 1st floor presenting a fire hazard.

Robin Hall Unit 911- concurred with seeing fire doors open often on 9th floor as well.

Terry Baggett manager spoke to the incidents. All doors to stairwell on 1st-9th floors are to remain closed to protect against mold and fire. Residents report some doors won't close

properly as they are unable to close due to uneven areas on floors. Terry to inspect all doors to be sure all are easily able to close to prevent further issues with doors being left open.

Urso-Unit 611 requests clarification on people being allowed on the grass in the common areas of the condominium grounds. She states she does not see that specifically addressed in Rules and Regulations of Condominium.

Anna Bencrowsky addressed this concern. She stated she thought the rules had a line that mentioned people, but if not would add to the Rules, as this is a rule due to pesticides in grass and unnecessary roughness when children are playing on the grass.

Anna Bencrowsky did submit an amended Rules and Regulations to include people specifically not being allowed on the grass. Rules were placed in all elevators and in office.

Motion made to approve Rules committee report- Bill Hopson **2nd** Chuck Hall

Rules Committee report approved by unanimous consent.

Landscaping Committee- Lorna Ballard

We now have a beautiful herb garden growing outside meeting room. Residents are encouraged to take what they need to cook. Bulbs are on order to plant as this is the preferred method for new plants on property. Thank you to all the volunteers helping with watering, weeding, and keeping everything looking beautiful.

Recreation Committee- Carol Stanton

We had 2 successful meet and greet events for July 4th and Labor Day. Johnny cooked and residents brought a covered dish. Many new residents in attendance were able to meet their neighbors. Cost for both events was under \$100 each. A good time was had by all.

Internet Committee- no report

New Business- Rachel Alty inquired regarding policy for abandoned furniture and garbage left in garage. Is there a timeline or limit on the amount of items that can be dropped off?

Terry Baggett stated there is no policy at this time, however, will work with the city and garbage authority and will determine if abuse warrants any rules being adopted.

Inquiry regarding noise level due to construction- Terry Baggett addressed concern. Construction is ongoing on 9th, 4th and 2nd floors. Hours designated when construction may take place are between 8:30a-5:00p. He asked for patience as this is part of living in a shared community space.

Teresa Johnston Unit 513- speaks on behalf of the value of having Tom stay on as consultant to Terry. Wanted to reiterate that his expertise and knowledge are integral to a smooth transition.

Jan Swatling Unit 412- A unit on 3rd floor where the owner is not home has a pot which had blown into shutters and is causing damage to shutter. She can see unit from her balcony.

Terry Baggett will address the issue immediately.

No further Discussion.

Motion Made to Adjourn Meeting- Jim Stanton 2nd Bill Hopson

Meeting Adjourned