

BOARD OF DIRECTORS' MEETING MINUTES

December 15, 2020

The meeting was called to order at 7:14 PM.

Directors present were Ruby Bussinger, Wui Goh, Mary Hawks, Britta Jarvis, Marlene Ward, and Joyce Steinhardt. Tony Alivento was not present because he was out of town. Keith Kiebzak was present to represent KL Management Group, Inc.

INTRODUCTION OF VISITORS

A. Collections

I. Unit 113/5274 Middle Court/Request for Payment Plan – A motion was made by Mrs. Jarvis and seconded by Mrs. Steinhardt to approve a payment of \$148.50 each month to pay off the arrearage in addition to the currently accruing assessment and waive the late charge that would be assessed against the outstanding balance provided that the payment is received before the expiration of the grace period. The late charges which were assessed for the months of October and November and the Notice of Intent to Lien charge will remain intact. The motion was unanimously approved.

Andre Peixoto and Thomas Bruneau were present at the meeting. Mr. Peixoto asked the Board about how they prioritized projects for the Association. Mr. Bruneau had questions about the Sun Hill Apartment development.

PRESIDENT'S REMARKS – There were no comments from Mrs. Bussinger.

MINUTES – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the minutes of the November 17, 2020, Board of Directors' meeting. The motion was unanimously approved.

FINANCIAL REPORT - Mr. Kiebzak reviewed the November, 2020, financial statement and the Financial Report dated December 15, 2020.

MANAGER'S REPORT (Any enumeration of items below match the Manager's Report) – Mr. Kiebzak reviewed the Manager's Report, dated December 15, 2020.

Covenant Enforcement:

Unit 239/5250 Brook Court - A motion was made by Mrs. Bussinger and seconded by Mrs. Steinhardt to pursue court litigation, if the owners do not agree to binding arbitration. The motion was unanimously approved.

OLD BUSINESS

A. Balcony Restoration Project – This topic was discussed during the session of the Manager's Report.

OLD BUSINESS

- B. Concrete Repair/Roadway – Coral, Cypress, Willow, Courts - This topic was discussed during the session of the Manager's Report.
- D. Concrete Repair Roadway/Bamboo Court – A motion was made by Mrs. Bussinger and seconded by Mrs. Hawks to accept the revised proposal received from Gosalia Concrete Constructors dated December 15, 2020, with a base bid of \$94,506.00 at a cost of \$114.00 per square yard, the alternative base bid at \$127.00 per square yard, and the unit bid for additive one inch thick concrete at \$22.75 per square yard. The motion was unanimously approved.
- D. OUC/Recycling – This topic was discussed during the session of the Manager's Report.
- E. Palm Tree Pruning – This topic was discussed during the session of the Manager's Report.
- F. Sidewalk Repair – A motion was made by Mrs. Steinhardt and seconded by Mrs. Jarvis to accept the proposal from PJQ, Inc. dated November 18, 2020, with a base bid of \$6,820.00 at a cost of \$94.80 per square yard and the unit bid for additive one inch thick concrete at \$23.70 per square yard. The motion was unanimously approved.


NEW BUSINESS

- A. Apartment Complex/Dance Studio – A motion was made by Mr. Goh and seconded by Mrs. Bussinger to engage the Association's attorney to determine if there is a means to stall the project in order to afford more time for the Association to learn if there are options available to be used by the Board to convince the City Council not to approve the project. The motion was unanimously approved.

A motion was made by Mrs. Jarvis and seconded by Mrs. Ward to adjourn the meeting at 9:13 PM. The motion was unanimously approved.

Respectfully submitted for the Secretary,


Keith R. Kiebzak, CAM
KL Management Group, Inc



Signature

Ruby Bussinger, President
Print Name and Title

Date: January 19, 2021