

Green Dolphin 9th Fairway Condominium Association

<http://9thfairway.org>

Board of Directors Meeting

3:30 PM, August 16th, 2021

AGENDA

1) ROLL CALL & DETERMINATION OF QUORUM

Present were Mary Withers, Trifon Michalos (via Zoom), Sandra Holubar, Jim Craig (via telephone), and Scott Vigerny (Ameri-Tech). Absent was Joanne Flanders,

2) CALL TO ORDER: at 3:33 p.m. by President Mary Withers

3) READING AND DISPOSAL OF MINUTES:

Reading of the Minutes of the April 19, 2021, board meeting was waived. Motion to approve the Minutes as written by Sandra, 2nd by Mary, motion carried unanimously.

4) APPROVED CONSENT TO ORDER FROM DBPR

Mary reviewed correspondence received from the DBPR regarding the complaint(s) filed by Terry Wischer, and what the Association must do to comply with the Consent to Order in a timely manner as set out by the DBPR.

The reserves for 2021 were only partially funded (without a membership vote) when it was decided not to raise fees due to COVID. The association was fined \$1,440.00 by the state, is required to create, present, and fully fund the reserves for 2021 (retroactive to January 1, 2021), and board members are required to attend DBPR Budgets and Reserves training.

A motion to approve the Consent to Order requirements was made by Trifon, 2nd by Mary, motion carried unanimously. Ameri-Tech will ensure all tasks are completed in a timely manner.

5) VOTE ON NEW SPECTRUM CONTRACT

Trifon worked diligently with Spectrum to get us a great new contract. The current contract which expires soon provides members with Basic Cable and 1 box at a cost of \$46/mo./unit. The new contract effective approximately Nov. 1, 2021 would provide for Basic and Extended Cable, 2 boxes, and Wireless Internet at a cost of \$50/mo./unit, for a 5-year term. This package saves members approximately \$64/mo.

Motion to approve the new Spectrum contract was made by Mary, 2nd by Sandra, motion carried unanimously.

6) PRESIDENT’S REPORT

The DBPR Consent to Order will be posted for 30 days as is required.

We have a good start on the stair replacements.

The Reserve Study done for us will be posted on our website which is up.

The new monthly fee (\$16 increase) is retroactive to January 1, so members will be required to backpay \$192 per unit (\$16 x 12 mo. = \$192), and the current fee amount will continue to the end of 2021 so there won't be a need to print new coupon books or for members to change the monthly amount through the end of the year.

7) TREASURER’S REPORT as of 7/31/21:

Total Assets	\$ 277,288.93
Total Liabilities	\$ 201,589.38
Total Equity	\$ 65,801.21
Total Liabilities & Equity	\$ 277,288.93
Total Revenue	\$ 26,917.30
Total Operating Expense	\$ 39,440.73
Combined Net Income	\$ -12,523.43

Motion to approve Treasurer’s Report by Sandra, 2nd by Jim, motion carried unanimously.

8) MANAGER’S REPORT:

Scott with Ameri-Tech reported there are issues with the management side of the posting boards, he'll have Neil pop the old lock and install new ones where needed.

Scott will create a draft budget mid-September for 2022.

The pool card reader had to be replaced, Scott and Neil have been trained on how to issue cards. Each unit is allowed 1 card. If they lose it, they will be charged a fee for a replacement.

A new company has been hired to manage the elevator telephones in a more efficient and effective manner.

Residents requested pine trees be removed for various reasons, permits must be acquired from the city to remove any tree that isn't dead or dying, and they don't like to issue them. There's also a requirement to replace any tree that's been removed unless it's deemed a nuisance. The pine needles do not clog the new covered gutters so that's no longer an issue. The tree behind the 1800 building by the pool that was struck by lightning will be removed by the city.

No one is pleased with our current cleaning company Royal, AWO's quote is \$2,500/mo. and they can begin September 1. Motion by Jim to end the contract with Royal and begin a new contract with AWO effective September 1, 2nd by Trifon, motion carried unanimously.

9) OPEN FLOOR:

Short discussion on coupon books for fee payments.

The pond project is being done by the Commons BOD and is scheduled to start later this year.

The issue with the water in the clubhouse is being resolved, Mary will report on this at the next meeting after attending the Commons meeting.

10) NEXT MEETING: Monday, September 2, 2021, at 3:30 p.m.

11) ADJOURNMENT: Motion to adjourn by Sandra, 2nd by Mary, motion carried unanimously. Meeting adjourned at 4:22 p.m.