

Wednesday, April 20th, 2022

9th Fairway Condominiums

Board Meeting minutes

Call to order by President Dan Severson at 3:02 PM

Quorum established by roll call, with Dan Severson, Jim Craig, Ted Petine and Erich Lorenz all present

Notice of meeting was posted on bulletin boards 48 hour in advance and signs were posted at parking entrances the day of the meeting.

A motion was made to waive reading of the April meeting minutes by Erich Lorenz and seconded by Ted Petine, all board members voted yes and the motion carried

Property Manager Update

Scott Vignery reported that three properties have sold and he has completed interviews with each of these new 9th Fairway Condominiums owners

No big projects are underway in any of the units at this time

Treasure and Presidents Report

Financial reports reviewed and posted to website

Trash Hauler has reimbursed the association for repairs caused by their truck. Thank you Ted and Scott

Neil Curtain is working with the rented JLG lift for the next several weeks to focus on water intrusion issues at various points in all three buildings. The project began on the 1900 building. It was noted that Neil worked for a company called Tisdale Construction which performed extensive work on the building in the early- 2000's. Neil left the company and came to work for the association after the job was completed.

Elevators

It has been pointed out by the elevator service company Rite Way, that it is very important that all tracks be kept free of debris for optimal operating conditions. Two out of service issues have arisen with the cause being determined to be debris (screws) found in the tracks, preventing the doors from moving open and closed easily.

Pool Heater

Manual operation of the heater has been taking place for the last few weeks as the electronic controller is out of service. A replacement controller is on order and will be installed as soon as the part arrives.

Stairway Repair Update

The intent is to repair the middle stairway in the 1700 building. One quote is in place from Structural Restoration and the board is waiting on two more quotes which we expect to have soon from Shepherd Construction and JSS Construction. Once the quotes are all in, the board will make a decision and move forward with the project, hopefully within the next 30 – 60 days.

Fire alarm test for building the 1700

This annual test was scheduled and then postponed due to more time needed to alert residence of the test which is reportedly very loud and intrusive. The board is working to get a new time scheduled to allow owners and residents time to prepare for the noise.

Owner Directory

The new directory will be available soon. The board has been working to gather the necessary data to update the directory. Some challenges have taken time due to owners being gone or uncooperative to the request for information.

Water Bill Issues

An eight-inch water main runs from main Meter(s) on Pinellas Ave, west along an easement at the golf course property line to the southeast corner of the 9th Fairway property. It turns north there, then turns west again at the intersection of Palm Drive and Golfview Drive. It runs alongside the entire length of Golfview drive to Oak Circle. That water main serves the 9th Fairway, Golfview homes, and the Villas. The green condominiums have their own separate water main and metering system, shared by the commons. City charts and main water meter readings indicate excessive and increasing water use somewhere within the three associations served by the water main. A company called Sono Bonar was hired to look for leaks. A leak detection specialist traced the entire water main with a sonar probe and found no leaks on the water main. As a backup to that method, the water main was isolated from the feeder piping supplying the associations, with full water pressure applied, and the main meter(s) indicated no leakage in the eight-inch water main piping. There has been no excessive use indicated by the meters for the 9th Fairway and for the Golfview homes. All indications are that the leaks and/or excessive water use is originating from somewhere in the Villas piping/water systems. With conclusive evidence, that the leak is occurring in the Villas systems, Golfview homes, and 9th Fairway have opted to continue to allocate the water bill the way it has been allocated, and will pay their share of the water bill as they have been doing (essentially usage according to meters), with responsibility for the excessive water use remaining with the Villas. Villas have contested the water bill allocation with a number of proposals, actions, and activities, and look to continue to do so.

Dryer Vent Cleaning

The board has taken quotes from two companies to conduct a dryer vent cleaning that will impact all units in all three buildings. This event will be announced before it begins and all vents will be cleaned unless otherwise advised not to. One unit owner requested this not be done on their unit as they have just completed the cleaning process.

Reserve Funding

Spending trajectory is down from last year, and reserves are coming back up. The board is committed to safety and appearance of our buildings and property, but will make every reasonable effort to keep costs down. Repairs are being made and maintenance completed as necessary, larger projects are being evaluated and rescheduled, as feasible, to preserve and levelize reserves. Insurance premiums are a major issue impacting our cash flow.

A number of surprise expenses could significantly impact our cash flow. Examples are another 40% increase in insurance premiums, assessments from the Commons association, additional water leaks, or other maintenance/repairs from aging buildings, serious storm damage, and a host of others. The board will do its best to maintain the facilities with the current monthly dues of \$450.00, however, it may be necessary to raise additional revenue. A discussion was conducted over the best ways to do that, should it be necessary.

Three general ways to increase revenue were discussed:

1. A onetime assessment of approximately \$2,000.00 per door
2. A monthly increase of \$100.00 per door
3. Borrowing money if a need arises that the reserves cannot support

One comment from the owners attending the meeting was, "the benefit of an assessment is once it is paid it is finished as opposed to a monthly increase which often isn't reduced in the future".

The board is committed to keeping lines of communication open and transparent, in all areas but specifically as it monitors financial issues. The discussion will continue, comments and input are solicited.

Parking lot recondition

This project will be pushed into 2023 based on current cash flow status

A motion was made by Erich Lorenz and seconded by Ted Petine to adjourn the meeting. Motion carried and the meeting was adjourned at 4:37 PM

Meeting minutes prepared and posted by Board Secretary Jim Craig