

# 9<sup>th</sup> Fairway

## Meeting minutes

### 2/21/22

#### **Meeting called to order**

Dan Severson President called the meeting to order at 3:00 PM

#### **A quorum of the board members was present**

We have five board members and three were present:

Dan Severson, President present

Jim Craig, Vice President and Secretary, present

Tony Casella, Board Member, present

Ted Petine, Board Member, absent

Erich Lorenz, Board Member, absent

#### **Treasures Report**

#### **Presidents Report**

### **Old Business**

#### **9<sup>th</sup> Fairway by laws**

9<sup>th</sup> fairway by laws, are now posted on the 9<sup>th</sup> fairway.org website. Previously the commons by laws were posted but not the 9<sup>th</sup> fairway bylaws.

#### **Last year legal expenses**

In 2021 9<sup>th</sup> Fairway paid approximately \$44,000.00 in legal fees. The current board will make every effort to insure this does not happen in the future.

#### **Foreclosure Summons**

After the current board was seated at the annual meeting in January, 2022, the board met in special session, with six board members present. Dan Severson, Jim Craig, Bill Withers, Erick Lorenz, Tony Castella, & Ted Petine.

All board members listened to the facts surrounding the foreclosure of on of the 9<sup>th</sup> fairway units. The unit and owner, is not being identified due to privacy rules. When to details surrounding the foreclosure

were laid out, and understood, a motion was made by Jim Craig and seconded by Erich Lorenz to dismiss the foreclosure proceedings. A vote was called and all six board members vote unanimously to dismiss the foreclosure proceedings. The motion passed and the process to dismiss was started. The foreclosure has been stopped.

### **Water usage issues**

The 1900 building has an increase in water usage and the board has been investigating this increase. After considerable review and observation by staff in the building it was determined we do not have a water leak issue and it is suspected the spike in usage is simply a result of seasonal increased usage caused by seasonal occupation of units increasing due to the time of year we are in.

### **New Business**

#### **Wind mitigation report**

Document to decrease personal home owner insurance cost. By receiving this document owners can take this to their homeowners insurance carrier and should be able to expect a reduction in premium cost due to this report. One owner has reported a \$200.00 annual saving by submitting this report to their HO carrier. This document will be posted on the 9<sup>th</sup> fairway.org website. This document is also available by contacting Scott Vignery at Ameritech Property Management.

#### **Directory Update**

The board is working to update the details by unit which are part of the 9<sup>th</sup> Fairway Directory. One of the board members will be contacting every condo owner to update the information of the owners, contact information, emergency contact information etc. to be published and posted to all owners and uploaded to the 9<sup>th</sup> fairway website.

#### **Keeping track of units**

It is an objective of the board to make sure every unit, either occupied or unoccupied meet specific requirements laid out in bylaw documents, which require home owners to make sure a key to their unit is in the lock box allowing entry into the unit in case of emergency. The water must be shut off in the event a unit is empty for more than two weeks. The water heater must be shut off if the unit is empty for more than two weeks. A competent person must complete the appropriate checks a minimum of once a month. Monthly checks need to include checking air conditioner drains and adding vinegar, and insuring the air conditioner is set appropriately, and the air conditioner is functioning properly.

#### **Stairway update**

The board is pursuing activities, that will involve the repair of the six remaining stairways, which have not already been replaced. The expertise of an engineering company, and competent contractors have been enlisted to do deep dive engineering examinations of the remaining stairways to detail the mechanical status of these structures and make detailed recommendations regarding how and what actually needs to be repaired. A detailed list of the work required has been received and proposals to address the scoped of work will be pursued. Once these proposals have been received and reviewed by the board, a vote will be taken to determine next steps. It is believed, based on the data received at this

point, all remaining six sets of stairways can be properly and safely repaired for a fraction of the cost to replace.

### **Reserve Study Update**

Attendees were presented with plans and intentions to review the reserve study, which was performed in 2021. This is with the intent to dramatically reduce the financial impact the current reserve study will have on the monthly association fees. Funding the current reserve study components, at our present monthly association fee level, would result in reserve deficits, for the foreseeable future. Modifications to the current reserve study components is feasible, and can result in stable reserves and subsequently, stable monthly association fees.

### **Insurance**

After several conversations with our property management company, AmeriTech and our insurance agent Turner Agency, it is painfully obvious the association will incur significant (up to 30%) increase on our annual premiums for the 1700, 1800 & 1900 buildings. This is a result of nothing negative the association has done or incurred relative to claims or losses. It is the result of the insurance market in Florida specifically and the United States generally. Losses incurred by the insurance industry have taken significant hits from fires, storms, high water, sink holes, and water erosion, and have forced the insurance industry to respond, by increasing premiums and even canceling coverage in specific areas.

The board will have more specifics in the next thirty days, allowing us to present a clearer picture of the premium impact, this will have on the association budget.

### **Additional Questions/Comments**

Questions were asked about water intrusion into specific units. These units were documented and action will be taken to address these specific issues.

Questions were raised about the completion of the elevator work that was agreed to by the previous board in the 1700 building. It was stated by the board this work has been put on hold until a better understanding of the details of this work are understood by the current board. A meeting with the elevator service company Rite-Way is scheduled, and a follow up report will be forthcoming.

It was emphasized that any concerns about any issue will be addressed if the person inquiring brings it to the board. It was also pointed out that the board is meeting weekly in open meetings at the commons club house every Tuesday at 10:30 AM for open workshops to discuss any topic anyone wants to present to the board. To date the board has held four of these meetings and the comments have been overwhelmingly positive. This will continue for the foreseeable future.

### **The President asked for a motion to adjourn**

A motion was made by Tony Casella to close the meeting, and it was seconded by Jim Craig. A vote was taken and the motion was passed to unanimously close the meeting at 4:30 PM.