

9th FAIRWAY CONDOMINIUM AT GREEN DOLPHIN PARK INC APRIL BOARD MEETING NOTES

DATE/TIME: Wednesday, April 23, 2025 @7:30AM

LOCATION: Green Dolphin Clubhouse Via ZOOM

Join the Meeting via zoom video or zoom call - Type this in your computer or phone browser: ZOOM.US/JOIN

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Meeting ID: 860 6205 7448 1 301 715 8592 338454 # US

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MEETING AGENDA

1. **Call to Order**—Mike called the meeting to order at 7:37AM
2. **Roll Call/Verification of Quorum**—Kristine, Debra, Jim, Mike present, quorum confirmed. Scott also attended via Zoom.
3. **Verification of Meeting Notice Posted**—Sunday night meeting note was posted, Monday Zoom Sent.
4. **Review and Approval of Prior Meeting Minutes**—Thursday March 27, 2025, Jim motioned for approval, Debra seconded the motion. Minutes approved unanimously.
5. **Financial Report**—
 - Debra reviewed the financials
 - Revenue \$124, 989.80 (current) \$443,209.60 (YTD).
 - Op Expenses \$116,818.12 (current) \$367.967.40 (YTD).
 - Net Income \$8,171.68 (current) \$75,242.20 (YTD).
 - 60 Units have paid in full \$262,497.60
 - 32 Owners paying on a monthly basis \$46,666.24
 - 4 Owners have not started paying their assessment thus far
 - \$298,950 paid to the roofers thus far

- \$10,213 in 2025 Assessment to be applied towards the roof
- Financials are not posted for Q1 yet by Ameritech, but the request has been made.

6. **Update on Commons Board**—Mike reviewed the following items were discussed on the meeting held on Thursday, March 27, 2025.

- New fence for tennis/shuffleboards was discussed. Based on early discussions, one tennis court may be converted to pickleball. No decision has been made. Repairs need to be made to the tennis court. Only 9th Fairway sent a survey out to residents. Waiting to gather results from the other Commons residents.
- Flagpole illumination discussed. Presently the flag is up. A light will be installed to better illuminate the flag and be directed so as not to impact residents.
- Reservation agreement for Clubhouse—no cooking in the kitchen due to fire dept regulations. The online central reservation system is new as of March and is under review. In general, it is working better.
- Commons Board—We have begun discussing how to come together to work as a group to get better pricing for larger line items that impact all complexes. For example—paving of all of the areas amongst the associations. However, we do want to remain sovereign as it relates to specific items in our specific documents for the 9th Fairway. Given Sandra's resignation, Mike will assume her position on the Commons Board to represent 9th Fairway.
- Street Lights—Given that 9th Fairway does not have nor need street lights, the 9th Fairway should not be paying for the utility apportioned for it. Mike will pursue this at the Commons Board Meeting.
- Trash Pickup—we don't have curbside pickup or recycling; therefore, we should not be included in expenses related to this line item for the Commons.

- Sewer Lines—This is a combined replacement project. It should be addressed prior to repaving. Jim shared that the health of the sewer and drain lines are being evaluated presently prior to any repaving project commencing.
- Electric Car Charger—It has been discussed that the Commons may install the conduit under the new road in preparation for one. One resident has installed one in their own car port at their own expense.
- Tree Trimming—9th Fairway has several trees that may need to be addressed, and there is one tree that may need to be addressed near the Villas next to parking across from 1900 prior to the paving project.
- A Survey was done a number of years ago. That survey should show us the property lines are to determine who needs to address the tree (Blues or 9th Fairway). Mike is trying to retrieve a copy.
- In 2021, asked Ameritech to store all of our condo documents and presently we are paying them for this service. This board believes that we should store them at the Clubhouse, so we have better access to our documents. Mike and Debra are scheduling an appointment at Ameritech to review all of the documents on site, and then address what needs to be uploaded to the website.
- The entrance lights have been paid solely by the Greens, 9th Fairway may need to contribute.
- Pond maintenance—a clogged intake last month was paid by 9th Fairway. It's been suggested to treat the pond to control the algae to prevent this from recurring.

7. Old Business

*Roof Updates—Mike shared the explanation around AC delays for the two roofs, and why work stalled on the roof installation. The roofs on both buildings are 95% done. The 1900 building is nearly done, a walk through with Anthony is planned.

- One AC Unit in the 1900 building needs to be fixed, and 5 AC Units in the 1800 building need to be addressed.
- Tarpon Air is not out of Tarpon Springs but out of Cape Coral. The materials for the roof will be picked up, once the dumpster is removed. Then damage to grass, etc. will be addressed.
- Matt Foster with Tarpon Air shared that most damage was done during the demo work on our roofs. Copper tubing is soft, if you bend it, a pinch point forms, then causing openings. Unit 1846 has an electric problem. Two units have restricted air flow and are awaiting a part. All remaining AC repairs are expected to be resolved by this weekend.
- Tarpon Air paid their crew to work on Easter Sunday and supplied their crew with hotel rooms. Their crew stayed locally rather than driving back south and they completed as much work as they could.
- Trim pieces on the 1900 building are not cosmetically pleasing. A larger trim board was installed per code. It's metal flashing installed with metal fasteners. Further work is being done on this trim this week.
- Per Anthony our buildings need to pass inspection and the County was here in-person and the buildings passed the in-progress inspection. All work is expected to be completed by Sunday. Final inspection will also be in-person and should be scheduled next week.
- The roofing company subcontracted with the AC company and the previous board approved. The cost of two buildings was nearly the same as the 1700 building's roof alone. Jim offered that it's standard to subcontract to vendors of their choosing. Jim also offered that Mike and Debra served as the construction managers and deserve accommodations as it's gone well.
- Anthony with Next Generation our roofing project manager attended the meeting at 8:15AM. He answered numerous questions.
- Mike asked about the trim on the 1900 building and was advised that this would be addressed as the roofing company has several items left to fix on the perimeter. As mentioned, some copper tubing is also expected to be replaced. Additional sealant will be added to address any roof integrity concerns. Some fasteners still need to be addressed on the 1900 roof.

- Jim asked about the timing of the city inspectors. He will call Monday after the final walk through. Face screws need to be added for the 5" drip edge, they need to be anchored in on the face every 12" not just on the roof, which is causing the cosmetic issues. Once completed, the 1900 building will be ready for the inspection.
- Anthony called Matt with the AC Company. Specific questions were asked of the AC company. Owner of Unit 1911 asked about her specific issues.
- Wind Mitigation—Scott with Ameritech will plan the wind mitigation for a week post the inspection. Mike asked that the wind mitigation for the 1700 building be updated from 2019 to 2025. Both the 1800 and 1900 buildings will be inspected and wind mitigations ordered at the same time. The intention is to have this completed prior to homeowners' insurance renewals later in Q2.

*Assessment Payment

- Plan for the residents who have not paid assessments. Liens will be executed by an attorney and a \$25 per month late fee will be assessed. Four units have not paid at all. One homeowner is on the books for non-payment from an assessment in 2023 and is still in arrears, will be addressed.
- In order to cover the gap for the roofing project, we may need to borrow from another reserve. However, it will need to be paid in full by the end of the year.

*Cleaning, Resealing Project Update

- Debra reported that the 1700 building is nearly done
- The 1800 building is done.
- Neil is power washing the stairs and will coordinate with the residents in 1900 to schedule the resealing project. He needs residents to stay off of it for two hours while it dries.

8. New Business

*Unit Key Use Policy

- We as an association need to have keys to every unit for door and storage doors for emergency purposes. Also 2 pool fobs need to be given to the owners as they are in the storage unit lockup. They are centrally managed. We can't order additional fobs. Mike will become the back up for this system. Everything is controlled at the clubhouse.
- Kristine made a motion that two board members must be present to enter a unit—ideally a male and female board member. Debra seconded the motion. Proper notice must be given to owners, prior to entry even in emergency situations. A phone call needs to be placed to the unit owner prior to entry even in an emergency situation, if no answer entry to be made.
- With the unit keys, we would like to institute a log for key use.
- For general inspections, maintenance, and non-emergency issues, an email will be sent to all owners with a minimum of 24-hour notice with a day/time window for unit entry.
- Motion passed unanimously.

*Elevator Update

- Regarding the recent elevator issue in the 1900 building—one of two things caused it. Either a spike or drop in AC voltage. A resident was stuck in the elevator Friday evening around 10PM. A soft start solenoid failed, which protects the motor and the board. Parts are not kept in stock. The estimate was signed off on Monday morning, and we paid for overnight delivery. It didn't go according

to plan. Mike contacted the owner of the elevator company and got it resolved. It took longer than expected (11 days), but the owner has stepped up and promised to address any concerns in the future.

*Homeowners Directory

- Please update your information and then we will upload the directory to the website.

9. President's Comments

Mike shared the following:

- Sandy stepped down from the board due to health issues.
- Welcome Basket Info—9th Fairway was out of date and is now updated.
- Please read your homeowner rules. Common complaints have been not addressing dog droppings, not using leashes, and no outdoor storage.
- Please don't post signs in the elevators, use the bulletin boards.
- Reminders: Pour one cup of vinegar in your AC line each month. If you leave your unit, please have the AC set at a minimum of 80 degrees. Water main shut-off and turn off water heater circuit if you leave your unit for more than 24 hours.
- If you have an issue, bring it to the board and Scott. If you want to escalate it, then it costs all of us for legal fees.
- Tarpon Springs Golf Course upgrades are in the works. Exciting, but we have no control over what they or the city choose to do with their property.
- Neil does work for the 9th Fairway. He is a contractor not an employee. If you need a side job, please contact him directly and have the work done outside his hours he works for 9th Fairway.
- Repairs Made: Leak in pool, 4 lounge chairs repaired, caps on pool chairs were replaced, glides were put on the chairs to reduce noise. BBQ ignitors were repaired and new covers were purchased.
- Items Under Review:
 - Trash Chute Cleaning—quotes have been gathered. Approx \$2500
 - Pool Light—we are looking to get quotes for replacement.
 - 1800 East Stair Steps Repair—obtaining quotes
 - Sprinkler Zone Split in front of the 1900 Building
 - Pond Sprinkler Intake (see Commons Board notes above)

10. Opening Floor for Comments

- Door Painting—One resident asked about Neil painting. Mike indicated that we have standard paint colors for doors and that it's the owner's responsibility.
- 1900 first floor garbage chute smells. See above projects.
- 1915 Tree Trimming—Tree outside unit, who owns the pond, the survey. The pond belongs to the golf course and city. Again, addressed above.
- Elevators—signed, and work performed.
- Homeowners Insurance—did it go up? We need to wait for the wind mitigation. Same insurance company.
- Late fees—HOA monthly is being handled with a fee. \$25 late fee for assessment, \$2K in arrears, then send to attorney. It's addressed in our condo documents. The board will institute a \$25 fee on the roof assessment. The unit owner pays the attorney fees. \$4 per mailing on the unit owners.

11. **Adjournment to Next Board Meeting TBD in September**—Jim moved to adjourn; Debra seconded at 9:07AM.

9th Board of Directors