



ANNUAL MEETING
SEPTEMBER 16, 2017

Dan nominated Joe to run the meeting, Conrad seconded and the motion passed. Joe called the annual meeting to order at 10:04. Dan nominated Sheryl Kolessar to take the annual minutes. All board members were presented with the exception of Jack, who called in on the teleconference line. However, he disconnected about 10 minutes later and the teleconference was turned off.

Joe was hoping that everyone fared okay during the storm. Joe first introduced a new owner, 505 Phyllis McGreevy. He thanked the board and management for a job well done. We are glad to say that our condominium fared well during the latest hurricane.

As for the election, we only had one vacancy and one candidate submission, so Joe welcomed Mike Bono as our newest Board Member.

We have 46 proxies, insuring we had a quorum. Approximately 23 owners were present as well.

Review of Annual Minutes

Dan made a motion to accept the annual minutes as written, Sheryl seconded and the motion passed.

We have no committee reports at this time, but rental rates have increased for the 2018 season.

Mike wanted to introduce Becky, our accountant and Don our maintenance man, and he thanked Don for the great job that he has done, and gave his appreciation to his staff. Sheryl agreed with all comments and the Board acknowledged the great job done by our Management Team.

Financial Report

Dan reported that we presently have \$163,924.23 in our Reserve Account. He also stated that our deferred maintenance balance is \$72,086.09.

Additionally, our final operating expense balance is \$29,045.72 which means our association is in good fiscal shape.

Sheryl brought up an issue dealing with the balcony furniture and owners' responsibility for removal during the threat of a hurricane. She stated that while it is Mike's responsibility to insure the building is secure, is it his responsibility to take care of the furniture on the balconies and should there be a cost. Sheryl suggested that we charge all owners at least \$25.00 to move their furniture IF they are unable to do so. All present were in agreement and this will be brought up at our next board meeting to put a policy in place.

Mike stated that besides preparing the entire grounds for the hurricane, he had to bring in furniture for 45 units and Don had to clear 7. It should be each owner's responsibility, especially if they are local owners.

Another owner suggested signing a waiver if someone comes in to secure the property.

Conrad added that he thinks local owners should take care of their property and maybe charge \$100.00 for movement of the furniture. Chuck feels each owner needs to notify the office if they will be coming to move their own furniture.

An owner talked about a product call Hurricane Socks that goes in the tracks of your patios. That would be up the individual owner.

Dan made a motion that in case of hurricane or storm, it is the Manager's responsibility to insure the building is secure. There was no second on the motion.

Dan then brought up the issues of the air conditioners on the roof. One A/C Unit blew over. Mike advised while we are up to protocol, we still have issues with the sliders.

Just a reminder that owners are responsible for regular maintenance to their units.

The annual meeting was adjourned at 11:04 AM. The 2017-2018 Board meeting will follow immediately after.

Respectfully submitted

Sheryl Kolessar
Recording Secretary