

**Board Meeting Minutes**  
**Tuesday December 17,2024**

Submitted Barbara Bergstedt Office Manager      On behalf of Neil Midtgard, Secretary

In attendance 14 in person 13 via Zoom Total 27

Meeting Call to Order: 5:36 pm

Flag salute: Armand Veltre

Roll Call: Barbarba Bergstedt.

President Lewis Panzo – present via Zoom, 1<sup>st</sup> VP Armand Veltre -present, 2<sup>nd</sup> VP Richard Garzon – present, Treasurer Patricia Meglino – present, Secretary Neil Midtgard – present via Zoom.

Old Business:

Motion #1 Approve Special Assessment Minutes October 8, 2024 All Approve.

Motion #2 Approve Special Assessment Minutes October 15, 2024 All Approve.

Motion #3 Approve 2025 Budget Meeting Minutes October 23, 2024 All Approve.

New Business:

Motion #4 Approve use of Pool Equipment Reserves, \$6,200.00 new ac unit Pool 1250 All Approve

Questions, Owner Nick Demaio, Did we get Bids, Rocky, no we used the associations ac contractor. Owner Steve Amante wasn't this replaced recently? Rocky, no it has only been repaired.

Motion #5 Approve use of Tennis Court Reserves, \$10,695.00 Replace broken with new LED lighting. All Approve.

Questions: Nick Demaio Why did we need new lights? Rocky, some of the lights were broken and could not be repaired so it was decided to update and replace the lighting.

Owner Pete Celino, You mean they couldn't be fixed? Rocky, no they were damaged beyond repair.

Treasurer Pat Meglino, added that we got a great price and it will save on our electric bill.

Office Manager Barbara added, we also received a rebate on the lights.

Motion #6 Approve use of Pool Furniture Reserves, \$20,356.83 replace furniture pool 1250. All Approve.

Office Manager Barbara, reminded that this was the 3<sup>rd</sup> year of a 4 year project to replace the furniture at all 4 pools.

Motion #7 Approve use of Elevator Reserves, \$73,730.00 replace elevator cars as building 1601 & 2401. Cars noted to be deteriorated beyond repair during the Life Safety Modernization Project. All approved.

Questions: Owner Jackie Morree 1601. Just a thank you. Owner Marti Kauffman Were Building reserves used or Common reserves.

Treasurer Pat Meglino, Building Reserves.

Motion #8 Approve use of Building Painting Reserves, \$5850.00 Building 501 and \$4550.00 Building 801 for the grinding and resurfacing of the first floor catwalks. All Approve.

Questions: Marti Kauffman 2601. Did you use building reserves or common reserves.

Treasurer Pat Meglino, Building Reserves.

Motion #9 Approve Changing association credit card from Bank of America to South State Bank. All approve.

Questions: Mary Ann Russo 1201, Why are we changing?

Treasurer Pat Meglino, Because they lowered our limit, and the association cannot run on a lower limit and we have a very good working relationship with our Bank South State.

Owner Nick Demaio 501, Why did they lower our limit?

Office Manager Barbara, Several years ago the association moved their money and banking services to South State. Bank of America has now lowered out credit limit and will consider increasing if we have more services with them as we only had the credit card left.

Owner Jackie Morree 1601. Where are they located?

Office Manager Barbara. They have a branch on PGA Blvd. But most of our banking is done online now. We very rarely must go to the branch.

Motion #10 Approve 2025 Contract Solitude Lake Service, \$2,700.00 monitor lake on Tidal Pointe Blvd. Secretary Neil Midtgard votes No All others approve. Motion Passes.

Questions: Nick Demaio, and Pete Celino, Will they clean out the lake? It doesn't make sense to not clean it our first. Is cleaning out the lake part of the contract?

Replied that they were supposed to clear out the lake, it is supposed to be covered in the contract, I will have to go back and look and I will follow up with them to get the lake cleared.

Nick Demaio replied he wants to read the contract. Office Manager Barbara made an appointment with him for the next day to review.

Motion #11 Approve 2025 Contract Good Shepard Landscaping, \$164,000.00

Secretary Neil Midtgard votes No All others approve. Motion Passes.

Motion #12 Approve 2025 Contract Broedell Landscape, Inc. Tree trimming, Palms and Hardwoods, \$63,030.00 monitor. Secretary Neil Midtgard votes No All others approve. Motion Passes.

Question: Marti Kauffman 2601, Pete Celino 501. What does that Include?

Property Manager Rocky, Palms and Hardwoods

Marti Kauffman, I saw the bids on line but not the contracts, why? You are not within the law. It requires 10 day's notice. I want to read the contact.

Office Manager , It's is under bids, it is not under contracts yet because they have not passed yet. Once passed it will be listed under contract. I will take your request under advisement. I am not sure about the 10 day law, I will check with the attorney and do whatever they instruct. However, our policy is to list the contracts and then if an owner wants to review, they come to the office, I will need to check with our web designer to see what space we have or if we need to add more space. Would you like an appointment to come in and review the contract?

Marti Kauffman replied no.

Owner JoAnn Barry, Does it include the Jacabara tree?

Rocky replied only in that it can be thinned out.

Motion #13 Approve 2025 Contract Victory Pest Control, \$39,268.00 Lawn and plant fertilization and exterior pest control. Secretary Neil Midtgard votes No. All others approve. Motion Passes.

Meeting Adjourned: Armand Veltre Thanked everyone for attending . 6:05 pm.