

TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting

Monday, November 20, 2017 at 10am

CALL TO ORDER: The meeting was called to Order at 10:03am by President Ray Schiller at 228 Ponce De Leon, Venice, FL. The location specified in the meeting notice.

CONFIRMATION OF MEETING NOTICE & POSTING REQUIREMENTS: Ray confirmed the meeting was mailed to owners and posted 14 days in advance in accordance with Florida State Statute 7.18 and Association Bylaws.

DETERMINATION OF A QUORUM: A quorum was established with Ray Schiller, President, Franco Agliardo, Vice President, Bruce Burbage, Secretary, and Ann Meyer, Director. Absent was Amy Lubas, Treasurer. Also present was Kim Barrett for Sunstate Management.

APPROVAL OF MINUTES:

NEW BUSINESS

2018 Budget:

- Ray Schiller requested a cash flow analysis from Accounting.
- Bruce Burbage had a few questions regarding the legal fees line item in the budget and wanted to make sure the math was correct on the proposed budget. A discussion followed explaining the amount of money going in to the Reserves and combining Legal into one line item instead of two.
- Ann Meyer had a question regarding Pest Control. She mentioned Homeowners complaining about weeds. The Board discussed the idea of hiring a landscaping company to tend to the property on a quarterly basis. Ann Meyer will bring a weed killer chemical when she comes in December and the Board will see how that works. Kim Barrett will also look into Landscaping companies.
- Franco Agliardo spoke with the water company and there will be an increase. He believes that there should be more in the budget for water. The Board discussed adding more money to the water line item and decided to keep it the same.
- Bruce Burbage questioned if there is money in the Budget to redo the trash enclosure. It was explained that the trash enclosure expense will come out of building maintenance.
- **MOTION** made by Ray Schiller, seconded by Franco Agliardo to approve the proposed 2018 Budget as presented. Motion passed unanimously.
- Board discussed the Laundry Reserves and the possibility of needing to replace laundry equipment this coming year.
- The Board discussed adding a column on the Reserve Budget stating when the job was completed.

UNFINISHED BUSINESS

- Ray Schiller brought up the issue of the timer on the lights has been an hour off since the Daylight Savings time change. Franco Agliardo will change the timer today.
- Bruce mentioned the trash enclosure and the letter from the Fire Department requiring the Association to rebuild it. He also brought up the grill behind Unit 5. Ann Meyer will speak to Frank regarding moving it. A

discussion was also had regarding the sand bags behind Unit 22. Kim will contact the Homeowner and ask them to be moved. A discussion was had regarding Franco Agliardo's trailer and where it is being kept.

- A Homeowner had questions about Insurance and asked how many quotes were received. Kim Barrett explained that the management company will assist in getting quotes for insurance in the spring.
- A Homeowner brought up an oil stain on the sidewalk. Franco Agliardo offered to pressure wash the sidewalk. He will be reimbursed for material cost. A discussion followed regarding the asphalt and the Association not being pleased with the quality of the work.
- Rental Applications were discussed. Bruce Burbage discussed the need for Social Security numbers for Rental Applications and doing background checks on renters. Rental Applications are to be kept on file at Sunstate, and approved by the Board. There is also a \$75.00 fee. **MOTION** made by Bruce Burbage, seconded by Ann Meyer to require Social Security Numbers on Rental Applications and New Owner Applications. Three Board members voted yes and one voted no. Motion passed. The Board discussed requiring a \$75.00 application fee for repeat renters. The Board feels that there shouldn't be a charge for people renewing leases.

COMMITTEES

- Ray Schiller discussed the process of amending the Association Documents. Amending the documents needs to be a membership vote. **MOTION** made by Ray Schiller, seconded by Ann Meyer to form an Amendment Committee. Bruce Burbage, Ann Meyer and Franco Agliardo will form the committee. Motion passed unanimously.
- MOTION made by Franco Agliardo, seconded by Ann Meyer to form a committee to address installing water usage appliances in units. Motion passed unanimously.
- The Board discussed forming a Beautification Committee to assist in making the property look more desirable. Harriet Myers will head the Beautification Committee along with Franco Agliardo.
- A Homeowner brought up the flood lights and soffits needing to be replaced.

NEXT MEETING DATE: January 10, 2018

CALL TO ADJOURN: With no further Association business to discuss; Ray Schiller motioned to adjourn the meeting at 11:15 AM. It was seconded by Franco Agliardo. Motion passed unanimously.

Respectfully submitted

Kim Barrett/LCAM

Tropical Court Apartments Association, Inc.