

# TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, May 29, 2018

Sunstate Management Office

**APPROVED**

**Call to Order:** The meeting was called to order by President Marshall Myers at 9:54am.

**Proof of Notice:** Notice was posted on property 48hrs in advance in accordance with the Association's Bylaws and Florida Statute 718.

**Determination of a Quorum:** A quorum was established with President-Marshall Myers, Vice President-Franco Agliardo, Treasurer- Ray Schiller were present. Also present was Kim Delaney of Sunstate Management.

**Approval of Minutes:** **MOTION** made by Ray Schiller, seconded by Franco Agliardo to waive the reading and approve the minutes from the April 24, 2018 Board of Directors meeting. Motion passed unanimously.

**President's Report:** No report.

**Treasurer's Report:** Presented by Ray Schiller

- Ray reported from the April 30, 2018 financials as presented.
- The Board discussed unit 12. Late fees and interest will be charged to the account.
- The Board discussed paying the Association insurance in full. Kim will notify accounting that the Board would like to pay the policy in full.
- The parking lot taxes have been paid.
- A letter has been sent to Mrs. Waters inquiring if she would like to sell the parking lot to the Association. She has not responded. (Copy of letter attached to minutes.)

**Manager's Report:** Presented by Kim Delaney

- The Association renewed with their current agent for the upcoming year.
- Kim has spoken with Atlas Insurance and they will put the Association's insurance to market this year for the June 2019 renewal.

## **Committee Reports**

a. **Beautification-** Franco Agilardo/Harriet Myers

- The Board discussed the parking lot and what needs to be done and when.
- Franco will obtain estimates to redo the parking lot. It should be done in 3 years according to their schedule.
- Ray believes the parking lot does not need a complete redo since it was paved last year.
- Franco will obtain the estimated useful life of the parking lot.

b. **Fence Update-** Franco Agilardo

- Franco determined that a privacy fence would not work. He suggested adding planting by unit 24 and behind building #4.

- The Board discussed adding doors with wheels to the trash enclosure. Kim will contact Jonathan Glucker to get a price.
- c. Border Paver Update
  - The Board will hold off on any work to the pavers until the City replaces the water main.
- d. Declarations/ By-Laws Revisions- Marshall Myers
  - The Board discussed the following items:
    - Leasing and subleasing
    - Increasing the number of Directors
    - Special Meetings- will keep the same
    - Committees- clarifying that owners can be on committees, one does not need to be a Board member to be on a committee.
    - Pet Policy- Marshall will research pet policies regarding birds. Kim will work on a pet application for the next meeting. Only owners would be able to have pets.
  - Management reviewed the amendment process with the Board.

**Unfinished Business:**

- Website Development
  - The website is up and running. The address is [www.mytropicalcourt.com](http://www.mytropicalcourt.com) and the password is TC\*34285.

**New Business:**

- Hurricane Precautions
  - A notice has been emailed to the homeowners and posted on property.

**Next Meeting:** Tuesday, September 18, 2018 at 10am.

**Adjournment:** With no further Association business to discuss, Marshall Myers adjourned the meeting at 11:25am.

Respectfully submitted by

Kim Delaney/ LCAM

For the Board of Directors for Tropical Court Apartments Association, Inc.