

# TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Tuesday, September 18, 2018

Sunstate Management Office

**APPROVED**

**Call to Order:** The meeting was called to order by President Marshall Myers at 10:00am.

**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 and Treasurer- Ray Schiller were present. Franco Agliardo was present via conference call. Also present was Kim Delaney of Sunstate Management.

**Approval of Minutes:** **MOTION** made by Marshall Myers, seconded by Ray Schiller to waive the reading and approve the minutes from the May 29, 2018 Board of Directors meeting. Motion passed unanimously.

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

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

- Ray reported from the August 31, 2018 financials as presented.
- The Association currently has \$1,975 in the operating account and \$29,561 in the reserve account.
- The Association is currently on budget.

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

- Discussed the current A/R. Unit 6 and Unit 12 are currently past due. Late fees and interest have been charged.
- Marshall and Kim met with Babe's plumbing to discuss adding water shut of valves to the outside of the units. Babe's will be sending a proposal for the Board to review.
- Management only has keys to 9 units. A letter requesting keys will be sent to the homeowners that have not submitted a key. Management will also follow up with a phone call to owners.

## **Committee Reports**

a. **Beautification-** Franco Agilardo

- Venice City code has changed and the fence that the Board previously discussed by unit 22 along building 4 is not allowed.
- The Board discussed the proposal submitted by MRT to add 3 Areca Palms by unit 22 along building 4. The palms will need to be watered daily for 2 weeks.
- **MOTION** made by Marshall, seconded by Ray Schiller to approve MRT's proposal to plant 3 Areca Palms by unit 22 for \$525.51. Motion passed unanimously.

### **Unfinished Business:**

#### a. Documents Amendments

- The Board discussed several proposed changes to the documents.
- The Board decided to move forward with the following changes:
  - Renters (lessees) for more than 5 years will NOT have voting rights.
  - Renters (lessees) are not allowed to sub-rent units.
  - Allow owners to have pets.
  - Pets will be restricted to cats and dogs only. Restrictions will be established.
  - Renters are not allowed to have pets.

b. Appoint Association Attorney: **MOTION** made by Marshall Myers, seconded by Ray Schiller to retain Lobeck and Hanson as the Association's Attorney to amend the documents. Motion passed unanimously.

#### c. Trash Enclosures Gates:

- The Board discussed the proposal from Sundance Properties to add gates to the trash enclosure for \$1,300.
- The Board will revisit the topic after the City replaces the water main.

### **New Business:**

#### a. Preliminary Budget Discussion

- The Board discussed an increase office supplies and copies for 2019.

#### b. Pest Control

- The Board discussed the proposals submitted by Hoskins Pest Control and Stayton Pest Control.
- **MOTION** made by Marshall Meyers, seconded by Franco Agliardo to approve the proposal submitted by Hoskins Pest Control to perform quarterly exterior pest and rodent treatment for a fee not to exceed \$1,500 per year. Motion passed with 2 Yes votes (Franco and Marshall) and 1 No vote (Ray Schiller).

**Next Meeting:** Budget Meeting- Tuesday, November 20, 2018 at 10am.

**Adjournment:** With no further Association business to discuss, Marshall Myers adjourned the meeting at 11:34am.

Respectfully submitted by

Kim Delaney/ LCAM

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