

# TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting Minutes  
Friday, September 20, 2019 at 11am  
Sunstate Management Office

**APPROVED**

**Call to Order:** The meeting was called to order by President Marshall Myers at 11:03am.

**Proof of Notice:** Notice was posted 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 Vice-President-Franco Agliardo were present. Treasurer- Ray Schiller was absent. Also present was Sarah Comrie of Sunstate Management.

**Approval of Minutes:** **MOTION** made by Franco Agliardo, seconded by Marshall Myers to waive the reading and approve the minutes from the May 24, 2019 Board of Directors meeting. Motion passed unanimously.

**President's Report:** Marshall Myers had nothing to report at this time.

**Vice President Report:** Franco Agliardo had nothing to report at this time.

**Treasurer's Report:** No report as Ray Schiller was absent.

**Manager's Report:** Presented by Sarah Comrie

- The history and current status of the insurance claim regarding unit #14 was discussed. It was stated again that since the pipe was in an interior wall the Association has no responsibility to pay for fixing. **PROPERTY MANAGER** to send the owner of #14 a letter denying her claim, stating the repair is not Association's responsibility, based on the Association documents.

**Unfinished Business:**

- **PROPERTY MANAGER** reported that she had not yet received the bid for landscape maintenance
- **PROPERTY MANAGER** is procuring the bids to replace 2 washers/2 dryers.

**New Business:**

- **PROPERTY MANAGER** presented two bids for sidewalk cleaning. Poseidon Power Washing quoted \$239. O'deah's quoted \$ 655.  
**Motion** made by Marshall Myers to accept Poseidon's bid for \$239, seconded by Franco Agliardo. All in favor. Motion carried.
- **PROPERTY MANAGER** stated she is waiting for another bid for pest control. Will review next meeting.
- Marshall Myers questioned if Association Rules & Regulations need to be registered with the State. **PROPERTY MANAGER** to look into this.

- Discussion was held regarding whether the parking lot needed resurfacing or seal coat. **PROPERTY MANAGER** to contact three engineers for bids to do a report on the condition and needs of the parking lot.
- The following budget items were discussed:
  - Legal is currently at \$5,000-only spent \$1,000-lower for 2020 to \$2,000
  - Pest control-wait for quote
  - Laundry repairs- change to \$400
  - Reserve contribution- change to \$12,244 for 2020

**Owner's Comments:**

None.

**Next Meeting:** Friday, November 22, 2019 at 11am. 2020 Budget meeting.

**Adjournment:** With no further Association business to discuss, Marshall Myers adjourned the meeting at 11:40am.

Respectfully submitted by

Sarah Comrie/ LCAM

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