

TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting Minutes
Friday, November 22, 2019 at 11am
Sunstate Management Office

APPROVED 12.13.19 Board Meeting

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, Vice-President-Franco Agliardo and Treasurer- Ray Schiller were present. Also present was Lynn Lakel of Sunstate Management and 2 residents.

Approval of Minutes: **MOTION** made by Franco Agliardo, seconded by Marshall Myers to waive the reading and approve the minutes from the September 20, 2019 Board of Directors meeting. Motion passed unanimously.

President's Report: Marshall Myers said there were two changes to the rules and regulations. One is pets which are now allowed. Second is subleasing is prohibited but is allowed. This was defeated by the membership. Ray asked to review the sublet rule in declarations. Pets are allowed for owners only.

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

Treasurer's Report: Ray reported that the September financials look good and we are on projected budget. Legal fees still have a surplus.

Manager's Report: Presented by Lynn Lakel

- The pressure washing was done. He actually filled his tank on his truck after he completed the job. We have pest control bids. Discussion followed on pest control and the bids.

Unfinished Business:

- **Discussion of Proposed 2020 Budget** – The proposed budget was discussed in detail line by line. The quarterly maintenance will remain at \$870 Ray made a motion to accept the 2020 budget. Franco seconded the motion and motion passed unanimously.
- **Pest Control, Pressure Washing, Landscape Maintenance** – Pest control and pressure washing already discussed. Need a landscape company to come quarterly. Discussion followed on what is needed for landscape company to do. Franco will meet with landscape company. Quotes to remove and/or transplant trees from the back.
- **New Washers and driers for 2020** – We have 3 quotes. Jessups very high and should be eliminated. Washco does not include installation and delivery. CSC is cheaper. After lengthy discussion, Marshall made a motion to accept the Washco quote to replace washer and dryers not to exceed \$5,000. Franco seconded and the motion passed unanimously.

New Business:

- Discussion was held regarding whether the parking lot needed resurfacing or seal coat. We need an engineer to evaluate the condition of the parking lot. **Motion** made by Marshall Myers to hire a consultant engineer to give a professional opinion on our parking lot not to exceed \$800. Franco seconded. All in favor. Motion carried. Franco made a motion to get a quote to put pavers between the car stops and sidewalks for a platform area. Marshall seconded the motion. Motion passed unanimously.
- Unit 14 has paint all over the parking lot from the contractors working in the unit. Send letter to clean up the parking lot within 14 days. If not done, Association will do and send her the bill.

Owner's Comments:

Resident asked for new shutters. This would be part of the Beautification Committee consisting of Deborah Coulon, Harriett Myers and Franco Agilardo.

Next Meeting: Friday, December 13, 2019 at 10am. 2020 Budget meeting.

Adjournment: With no further Association business to discuss, Marshall Myers adjourned the meeting at 12:08pm.

Respectfully submitted by

Lynn Lakel/ LCAM

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