

TROPICAL COURT APARTMENTS ASSOCIATION, INC.

Board of Directors Meeting Minutes
Friday, December 13, 2019 at 11am
Sunstate Management Office

APPROVED 1.24.20 Board Meeting

Call to Order: The meeting was called to order by President Marshall Myers at 10:03am.

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

Approval of Minutes: **MOTION** made by Marshall Myers made a motion and seconded by Ray Schiller to waive the reading and approve the minutes from the November 22, 2019 Board of Directors meeting. Motion passed unanimously.

President's Report: Marshall Myers said there were changes to the rules and regulations. Ray Schiller made a motion to allow small pets (dogs and cats) to owners only as per the amendment that was passed. Marshall Myers seconded and motion passed unanimously.

Vice President Report: None.

Treasurer's Report: Ray reported that the November financials look good and we are on projected budget.

Manager's Report: Presented by Lynn Lakel

- Discussion on landscape issues and getting proposals. Ray recommended we send a letter to back 3 story condo to trim his palm trees. Marshall will walk with landscaper.

Unfinished Business:

- **Adopt 2020 Budget** – The proposed budget was discussed in previously. The quarterly maintenance will remain at \$870 Ray made a motion to adopt the 2020 budget. Marshall seconded the motion and motion passed unanimously. Ray Schiller made a motion to move the excess funds from washer/dryers into capital funds once washer and dryers have been installed to zero out account. Marshall seconded and motion passed unanimously.
- **Pest Control, Pressure Washing, Landscape Maintenance** –Discussion followed on what is needed for landscape company to do. Marshall or Franco will walk with landscaper. Quotes to remove and/or transplant trees from the back. Joann explained the pest control contracts. Discussion followed on pest control. We need to compare Stayton contract with Truly Nolan.

- **New Washers and Dryers for 2020** –Lynn reported Washco received the check and will call when delivery is to be scheduled. Franco will remove the old washers and dryers. Old washers and dryers will be put outside for scrap. There was a slug in a washer. \$1.75 per wash and \$1.00 dry for the new machines.

New Business:

- Frequently asked questions need to be updated. Last updated in 2004.
- Annual Meeting is scheduled for March 20, 2020 at City Hall.
- Sublease is a question for the attorney. Marshall to get legal opinion as it did not pass in the amendment.

Owner's Comments:

Resident asked for leaves to be blown away from mailboxes.

Adjournment: With no further Association business to discuss, Marshall Myers to adjourn meeting at 10:42 am.

Respectfully submitted by

Lynn Lake/ LCAM

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