

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Friday January 19, 2024

A regular meeting of the Board of Directors of the Golf Green Condominium Association, Inc. was held on Friday January 19, 2024, at 9:30am

CALL TO ORDER: The meeting was called to order by Dennis Puhrman at 9:30am

DETERMINATION OF A QUORUM: Dennis determined that a quorum of Board Members was present with the following board members present in person or via Zoom.

BOARD MEMBERS PRESENT:

Jane Posner, Treasurer

Sue Settle, Secretary

Robert Hancock, Director

Dennis Puhrman, President

Chris Noe, Director

PROOF OF NOTICE: Notice for the meeting was posted 48 hours in advance in accordance with the Bylaws of the Association and the requirements of the Florida Statute 718.

APPROVAL OF MINUTES: Sue made a **MOTION** and Jane seconded the motion to approve the December 15th, 2023, meeting minutes with the noted corrections. All in favor **MOTION PASSES** unanimously.

PRESIDENT REPORT: Dennis Gave a detailed report regarding the issues that need to be addressed at Golf Green. The Fire Inspector scheduled a walk around for Thursday and there were no real problems noted. Extinguishers look good and we are making sure to keep the tunnels and stairways clear. There were no violations after the inspection. There was also a surprise inspection at the pool and there were some issues that needed to be addressed and all items have been taken care of.

TREASURER REPORT: Jane Posner gave a thorough report of the current financial statements as attached to these corporate records. There were no unexpected expenses noted.

COMMITTEE REPORT:

Social: Sue gave a detailed report on upcoming social events.

-Clubhouse will be closed next week and the Garage Sale will be Saturday January 27th.

Maintenance: Dennis gave a report regarding current maintenance issues. It was noted that we need to make sure that parking on the grass w needs to be kept to a minimum.

OLD BUSINESS:

- **Law Suit HO-6 Insurance Information** - The assessment has been sent to owners and the HO-6 policies can potentially help pay the assessment. The minutes from the meeting will be available on the website and will be e blasted to all owners. A discussion regarding the access to the

Insurance policy, the break down, and where they are located. Could we possibly place the insurance documents on the website. There was a lengthy discussion regarding insurance claims and the post process and status.

- **Roof Update** – Working on different options and what is needed. Financing is another issue.
- **Hotwire/Cable** – We are looking into different bids from different providers. The Board is looking at the different options.
- **AED Clubhouse** – There is a grant that is available, and an AED could be installed in the clubhouse. The Board is working toward this.
- **Bylaw revision Update** – Last year a By-Law revision was completed and was voted down. A new committee is being established and the By-Laws being revised will be investigated again.

NEW BUSINESS:

- **Tree Trimming Update** – We have received some estimates for the tree trimming and the costs have gone up. We have asked for a more detailed bill. There are some trees that need to be removed and we can do this ourselves and save some money on the total cost of the tree trimming project.
- **Complex Building Numbers** – This is with regards to the Fire Inspection. The Fire Inspector has asked for new numbers to be added to the buildings for ease of identification of Emergency services. There are some different options, and we will decide what way to proceed forward.
- **Rental Restrictions** – This goes back to the bylaws and there are currently no rentals allowed at Golf Green. This needs to be addressed with the Bylaw revisions.
- **HOA Attorney** – Yesterday there was a meeting with the Attorney, a free consultation, and then they wanted to charge a \$5,000.00 retainer. The law firm then subsequently then advised that they did not need a retainer and would work for the Board hourly. *Jane made a motion to use the Attorneys to be used on an hourly basis for needs that come up. Chris seconded the motion. Motion passed unanimously.*
- **Pool Refresh** – Sue reported that there are some simple maintenance and refreshing issues that will need to be taken care of before the pool usage time returns. There are some chair issues, fence issues and rust areas that need to be addressed.
- **FAQ Form Update** – The FAQ sheet on the website needs to be updated. The Attorney needs to look at that FAQ and see what the attorney needs to have listed and what needs to be on the form.

Management Contract – A discussion regarding communication with Sunstate was initiated. A lengthy discussion regarding the use of vendors and how the vendors are vetted was discussed. Management Contract - discussion of communication process and concerns

OWNERS COMMENTS: Comments were taken by the board.

NEXT MEETING DATE: February 16th, @ 9:30am in the Clubhouse

ADJOURNMENT: With no further Association business to be discussed, Sue made a **MOTION** to adjourn the meeting at 12:30am. Jane seconded. The **MOTION PASSES** unanimously.

Respectfully submitted by Sunstate Management
For the Board of Directors of Golf Green Condominium Association