

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Friday, October 19, 2018

9:00am

CALL TO ORDER: The meeting was called to order by President Jim Gallagher at 9:02am.

DETERMINATION OF A QUORUM: A quorum was established with President, James Gallagher; Vice President, Jim Petrucci; Co-Treasurer, Peg Mercner; Co-Treasurer, Leroy Kibbel and Director, Chuck Hendriksen. Also present was Kim Delaney from Sunstate Management.

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: **MOTION** made by Leroy Kibbel, seconded by Chuck Hendriksen to waive the reading and approve the minutes from the April 18, 2018 Board of Directors meeting. Motion passed unanimously.

PRESIDENT'S REPORT: Jim Gallagher gave an overview of the projects and repairs that were completed during 2018. There were several roof repairs, driveway repairs, and bat remediations. Also, the pool heater was replaced and a crack in the pool surface was repaired. All of these items along with an increase in the landscaping maintenance contract caused the Association to spend more than they were planning.

TREASURER'S REPORT: Leroy Kibbel reported from the September 30, 2018 financials as presented.

- The Association has \$91,097.28 in their operating account and \$287,078.24 in their reserve account. Currently the Association's total assets equal \$378,865.87.
- The Association is currently over budget due to pest control, roof repairs, tree trimming, and a landscaping contract increase that was not budgeted for.
- The Board discussed the current A/R and advised management to send out late notices.

COMMITTEE REPORTS

- Social Committee- has posted the activities planned for the upcoming year.

UNFINISHED BUSINESS

- **Wind Mitigation:** A few homeowners have been asked by their insurance companies to provide current a wind mitigation. Golf Green's wind mitigation was completed in 2010. According, to Atlas Insurance a new wind mitigation is not needed since there have been no major changes to the buildings since then. It would cost \$1375 for a new wind mitigation.
- **Building Sealing:** There is one last building that needs the fascia sealing to help keep the bats out. **MOTION** made by Leroy Kibbel, seconded by Chuck Hendriksen to approve Sundance Properties' proposal to seal the fascia for \$1350. Motion passed unanimously.

NEW BUSINESS:

- 2019 Preliminary Budget Discussion:
 - The Board discussed increasing the quarterly assessments \$30 in 2019 and another \$30 in 2020 instead of a \$60 increase in 2019.
 - The Board discussed using more of the roll over surplus to balance out the 2019 budget.
 - The Association currently has a bulk cable contract with Comcast. A membership vote would be needed to have homeowners be responsible for their own cable.
 - The stones around the buildings need to be redone. Carol Crane previously got a price, and it would cost \$3000 to purchase the stones without labor.

Next Meeting: Budget Meeting- Monday, November 5, 2018 at 9am

Adjournment: With no further Association business to be discussed, Chuck Hendriksen adjourned the meeting at 9:45am.

Respectfully submitted by

Kim Delaney/ LCAM

For the Board of Directors of Golf Green Condominium Association