

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Friday, February 19, 2021

9:00 am

Approved

CALL TO ORDER: The meeting was called to order by President Chuck Hendriksen at 9:02 am

DETERMINATION OF A QUORUM: A quorum was established with President-Chuck Hendriksen, Carol Crane -Vice President, Treasurer- Dennis Gee, Secretary -Sue Settle and Director- Jerry Jackson. Also present was Lynn Lakel of Sunstate Management and 7 residents.

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: Dennis Gee made a Motion to approve the minutes from January 15, 2021 minutes. Chuck seconded the motion and motion passed unanimously.

PRESIDENT'S REPORT: Chuck reported that no one ran for the two open positions. This results in the 3 board members appointing anyone who volunteers at the board meeting following the annual meeting. If no one steps up in March the board will operate with 3 members until someone volunteers to be on the board.

TREASURER'S REPORT: Dennis Gee reported that all looks good and no outstanding assessments. Our tile roof reserve is over \$200,000.

COMMITTEE REPORTS: Chuck reported Social Committee for Esther. The beginning balance was about \$1400 and not is \$1233. They spent about \$183 for supplies. March 17 the Book club will meet at the clubhouse 10 am. If more than 10 attend, they will meet outside. Happy Hour 5 pm on Friday by the gazebo. No food. Carol reported on the landscape. Got flowers for the front entrance and cleanup entrances by Early place. Area between Building 3 and 4 had mud so put more stone down. Irrigation test to be done next week.

UNFINISHED BUSINESS:

Roofs - Chuck reported the straw poll shows definite interest to the flat tiles. We need to have attorney draw up a proxy, have special meeting with 14-day notice and get 75% vote to use flat. Lengthy discussion followed. Dennis Gee made a motion to have attorney prepare proxy to vote for sterling barrel tile or sterling flat tile. Chuck seconded motion and motion passed unanimously. This should be sent in time to vote at annual meeting. There is no difference in durability and cost between the flat and barrel tile. Discussion on 224 and 226 roof leaks. Chuck has a call into SFR for clarification.

NEW BUSINESS:

Pool Deck Maintenance - Sue reported that cracking along the nose around the steps that needs to be fixed. 4-foot mark, the grout is coming out on the building side. Painting of railing and gates needs to be painted. Jerry will paint them. Chuck contacted A Grande Choice Pool.

Pool Furniture – Sue said pool furniture, tables, need to be replaced. Sue did research on costs for new tables. \$282 each for tables. The cost to replace four tables would be \$1100 plus tax and shipping. Iron mesh on top instead of glass top. Carol will talk to Dick Ross about cleaning pool deck. After discussion, this was tabled until pool is fixed.

Board Meeting Times – After discussion, it was decided to stay with zoom until May and at 9:00 am and then in September start in person.

Rotting Wood by Garage Doors and Stairs – Chuck said association is responsible. Carol said Dick Ross did some of this before. Carol will check with Dick Ross to see if this is something he will do.

Clubhouse Cleaning - Chuck has Esther Waters to clean bathrooms and clubhouse. Dennis made a motion for Esther to clean bathrooms and clubhouse for \$100 per month. Chuck seconded and motion passed unanimously.

Any other business that may come before the board – Jerry asked about the pickleball issue. Nothing has changed. Sue read statute regarding use of common areas and guests. Players have to be invited guests. No bylaws broken. Discussion followed. Sue discussed the mildew issue in the tunnels. Chuck and Jim cleaned a tunnel and it came out great with water and vinegar. Ask Dick Ross if something he can do. Jerry asked about drywall in 106 and not getting three bids. After contacting Atlas Insurance, we were told that association is still responsible for drywall. Discussion followed. Jerry asked about hot water heater replacement. Discussion followed. Sue discussed dryer vent cleaning. Chuck made a motion to schedule Paradise Vent Cleaning for May. Carol seconded and motion passed unanimously.

RESIDENT COMMENTS: Dennis commented on water heaters and all water heater has to sit in a pan with a drain on it. Two year cleaning of dryer vents seems excessive.

NEXT MEETING DATE: March 19, 2021 – 9:00 am Zoom Annual Meeting

ADJOURNMENT: With no further Association business to be discussed, Dennis Gee adjourned the meeting at 10:43 am.

Respectfully submitted by
Lynn Lakel/ LCAM
For the Board of Directors of Golf Green Condominium Association