

GOLF GREEN CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Friday, June 4, 2021

9:00 am

Via Zoom Conference Call

CALL TO ORDER: The meeting was called to order by President Dennis Gee at 9:09 am

DETERMINATION OF A QUORUM: A quorum was established with President-Dennis Gee, Carol Crane - Vice President, Treasurer- Jerry Jackson, Secretary -Sue Settle. Director- Robert Hancock was absent. Also present was Lynn Lakel and Thomas Jason of Sunstate Management and 5 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: *Sue Settle made a Motion to approve the minutes as amended from April 16, 2021 minutes. Jerry Jackson seconded the motion and the motion passed unanimously.*

PRESIDENT'S REPORT: Building 7 has been repaired and sealed. Tile will be applied once the roof settled. This will happen soon according to colonial roofing. Spoke with Don regarding the continuing of the project. It is going slowly but moving forward.

TREASURER'S REPORT:

- Expenses not on Budget – do we need a budget committee look over some of the annual expenses and see what we are investing in the reserve allocations. It would be helpful to have a budget committee to help us look and see what is going to be needed in the future. A reserve study was completed in 2015 and needs to be completed again.
- The finances look good and a small credit has been applied regarding poor service from pest control.

COMMITTEE REPORTS –

- **Landscape** – Proposal for tree trimming and removal. All tree trimming and costs will be \$6,730.00. *Carol Crane made a motion to hire Ultimate tree trimming at a cost of \$6,730.00. Motion was seconded by Jerry Jackson. Motion passed unanimously.* Landscaping is doing fine, and we badly need rain. The irrigation tech noted that one of the zones had been turned off completely. The tech reset the system to begin watering again and repaired the broken heads.
- **Social** – Nothing to report
- **Bylaws** – Kate will be in contact with all the committee members who volunteered. Over the summer we can get started and all committee members should get a chance to watch an informational video regarding changes and updates to Florida Laws.

UNFINISHED BUSINESS:

- **Roofs** – Nothing further to discuss

- **Pool/Tunnel Update** – The tunnels are all finished and resurfaced. They do not look perfect, but we knew this would happen. They are starting on the pool now and we are unhappy with the bullnose tile application. The pool deck should be finished within a week or so.
- **Trash Issues** – This is looking better. No signs have been put up in trash area. It appears that the main problem persons have headed up north and there are not as many issues now. The maintenance person in cleaning the trash area each week.
- **Dryer Vent Cleaning** – A quote for dryer vent cleaning was received. Dryer vent solutions quoted for complete cleaning and reinstallation of all systems was approx. \$3,410.00. ***Carol Crane made a motion to accept the Proposal from Dryer Vent Solutions. Motion was seconded by Jerry Jackson. Motion passed unanimously.***
- **Ladies Restroom** – This item will be tabled until January.

NEW BUSINESS:

- **Newsletter Dates/Content** – Thank you Sue for the excellent newsletter. This should be going out shortly after every other Board meeting.
- **Tree Trimming Proposal** – This was resolved during landscape committee report.
- **Community Updates**
 - Welcome Packet – There is one update that needs to be completed regarding Keys. This should not be going to the president, maybe to Carol or Bob?
 - Directory – Some issues need to be cleaned up in the Directory. Some residents have passed away or no longer are there.
 - Rodent problems – there is an ongoing problem with Rodents and bird seed issues. The feeding of the birds needs to cease, due to rats taking the seed and taking into the units. This is an issue that needs to be addressed by the bylaw committee and possibly for the rules and regulations. ***Jerry Jackson made a motion that there is no feeding of wildlife of any type. Carol Crane Seconded the motion. Motion passed unanimously.***
 - FAQ – Fees need to be updated in FAQ Section.

Any other business that may come before the board – NONE

RESIDENT COMMENTS: NONE

NEXT MEETING DATE: September 17th, 2021 – 9:00 am in person or via Zoom

ADJOURNMENT: With no further Association business to be discussed, Dennis Gee adjourned the meeting at 09:51 am.

Respectfully submitted by

Lynn Lakel/ LCAM

For the Board of Directors of Golf Green Condominium Association