

Minutes 10/31/2022

Call to order 10:07 am

Determination of Quorum

Confirmation of meeting notice (due to the nature of the meeting “special meeting” emailed agenda and no review of prior minutes)

Report of the Manager

- a) Safety discussion and future mitigation strategies discussed
-discussion of communication strategies prior to a natural disaster; suggestions included notification of management of intent to shelter in place vs evacuate, update emails, a phone tree, sign in/sign up sheet posted downstairs, use of the existing FL.gov safety sites. *MANAGEMENT NOTE*-Section II, 11, A., (7) By-Laws state “A current roster of all unit owners, their mailing addresses, unit identifications, voting certifications, and if known, telephone numbers.”
- b) General insurance findings with report to follow (estimated 2-3 Weeks, due Oct 21-28)
- c) Flood insurance adjuster with report to follow (estimated 2-3 Weeks, due Nov 18)
- d) Update for the immediate mitigation of urgent damage by Servpro-this was an approved expense
-discussion from owners on concern regarding clean-up, the communication from our Board Attorney (Attachment 1 - “Thus the Association must repair damage to the windows and ceiling drywall...”)

HOA members “testimony” was per line item. Discussion elements were regarding individual accounts of water intrusion in their respective units, pattern of water intrusion, anecdotal and historical accounts of prior year’s events, questions regarding the inspections done vs. the required inspection (Milestone Inspection and Structural Integrity Reserve Study). Also discussed was the old vs new windows and inspection and repair of those windows already replaced.

Jone Flanders moved, and Chris Blaine seconded the seeking of 3 bids of commercial contractors to assess and estimate the repair and replacement of the unit repairs that the HOA is responsible for. Motion carried-Unanimous.

New Business (related to the topic of the Special Meeting)

-Introduction of the idea of allowing individual variances for flooring using a sound rating equivalent to carpet (as such floor do exist). Jone Flanders mentioned the reasoning as prevention of mold formation, offered the health benefits and pointed out the lessened potential for future flooring damage with some of the manufactured flooring. Griff called for more information (to be presented at sequential future board meetings) and asked that it be put forth as an amendment to the By-Laws. *MANAGEMENT NOTE*-The above requirement of carpet in units is not a By-Laws issue. The requirement is in the CC&Rs and the Board of Directors may vote to give lesser restriction but not greater restrictions, by simple rule making.

Discussion regarding the timing of meetings, minutes, the newsletter and agenda. Discussion from the HOA Members present, there was strong support for the monthly meeting. Margaret pointed out that the meeting can be conducted using zoom as currently for absent/unavailable BOD Members. Chris Blaine proposed that the meetings go to monthly, Jone Flanders seconded. Motion carried-Unanimous.

ADJOURNMENT 11:37 am