

Meeting Minutes

Call to order

A meeting of the Board of Directors was held at **701 Perico Bay Blvd. Bradenton, FL 34209 on April 17, 2019 at 9:00 A.M. Attendees included:** David Noel – President, Pauline Fleischer – Vice President, David Crowley – Treasurer . **Attendees on Speakerphone:** None. **Absentee's:** Tom Parker - Secretary and Tom Dougherty - Director. **Other Attendees:** Patti King, CAM, representing Argus Property Management, Len McKendry -Landscape Chairman and owner, Barry Van Beuren. David Noel called the meeting to order at 9:00 a.m.

Quorum: A Quorum was established in accordance with FL Statutes 718 and Association By-Laws.

Posting of Meeting: The meeting notice and Agenda was posted in accordance to Florida Statute 718 and Association By-Laws.

Approval of Minutes

A MOTION was made by David Crowley, seconded by Pauline Fleischer to accept the Minutes of the March 20, 2019 Board of Directors Meeting Minutes as corrected and to approve the March 20, 2019 Organizational Minutes. MOTION CARRIES.

1) Review and approve the March 2019 Financials:

David Crowley reported. The Balance Sheet looks good; was able to offset some negative balances. P&L quarter ending; offset overages and ended the quarter slightly positive.

Approval of Financial Reports:

A MOTION was made by David Crowley and seconded by Pauline Fleischer to accept the March 2019 Financial Reports. MOTION CARRIES.

2) Manager's Report: No report this meeting.

3) Unfinished Business: None.

4) New Business:

A. Landscape Update :

General Status: Len McKendry reported. May or June will do major trimming on shrubs. Palm trees need to be pruned. Received one bid from Ticklor's Tree Service.

B. Maintenance Update:

Follow up to maintenance walk-about: Monday, March 25: Patti King, CAM asked to get 3 quotes, including one from Custom Painting to paint railings, spindles, lamp posts, loose railings on carports and base moldings on carports. Pauline will be available for vendors except on Tuesdays.

Update: 809: On schedule as planned to make May 1, 2019 deadline.

Other: Patti asked to contact Montiels Plumbing to camera units in the three buildings to determine those units already replaced to PVC from Cast Iron.

C. Other Items:

Update: Annual Check of Smoke Alarms: : All smoke alarms are in except approximately three units. David Noel will record on the Annual Smoke Alarm sheet and provide to Patti for the Fire Department.

Update: issues presented to legal counsel: The Board discussed the enforcement of rules within two contexts. First, there is the need for action regarding one dog that exceeds the maximum weight. This question is currently being processed. Second, there is a growing concern by the Board members that there needs to be an increased effort to achieve compliance with existing Association rules and regulations, as well as consideration for changing some. As the effort to secure necessary information prior to taking any action, the Board approved consulting legal counsel on aspects of this topic and David Noel has made that contact.

- 5) **PBC Update for January, 2019** – David reported.
- 6) **General Discussion/Owners Comments:** Owners comments were permitted.
- 7) **Adjournment:**

A MOTION was made by Pauline Fleischer and seconded by David Crowley to adjourn the meeting at 10:10 a.m. with no further business being brought to the Board. MOTION CARRIES.