

DEEANN LAKEFRONT ESTATES HOA

Meeting minutes, Board of Directors November 29, 2018

Participants during the November 29, 2018 teleconference meeting were: Presiding officer President Rick Allgeier and Board Members Les Wabnitz and Bob Hagness. (Everyone participated by teleconference (www.freeconferencecall.com), at no cost to the HOA.) Due to a technical issue, Vice-Pres. Ron Mohr and Secretary-Treasurer Doris Berube were not on that teleconference service but did fully participate in the budget workshop meeting the preceding day, a 90 minute workshop session, as did both Ed Jeannin and Nancy Clark.

1. The meeting was called to order at 8:40 a.m. E.D.T. pursuant to notice posted November 26, 2018; roll call was taken, and a quorum was declared. No changes were proposed to the draft Agenda posted for the meeting except to omit a Treasurer's report and update on maintenance issues.
2. **Minutes approved.** Reading of the minutes of the July 2, 2018 Board minutes were dispensed with and accepted as presented on motion duly made, seconded and unanimously approved by all Board members present.
3. **Treasurer's report:** postponed until next Board meeting. From the July 2, 2018 minutes, in part: "Doris B. noted that following that final transfer, the Hurricane Fund balance will be \$59,455.82."
4. **HOA attorney.** Bob H. reported that former HOA Attorney William Nielander is no longer involved, and as requested by the Board President, he is making an appointment to "start over" on the HOA legal questions with a new law firm. An appointment date has been requested but not yet scheduled.
5. **2019 Budget.** The Board reviewed the proposed 2019 budget as presented by the budget workshop group. Following full discussion of various line items and consideration of related issues, on motion duly made, seconded and unanimously approved by all Board members present, the proposed 2019 budget, contingency fund, and member assessment were adopted. A summary follows:

• Total amount budgeted for foreseeable operational expenses:	\$144,255
• Contingency fund for unforeseeable expenses @ 20%	\$ 28,851
Minus projected year-end checkbook balance	<u>(\$ 30,000)</u>
• Total 2019 assessment amount	\$143,106
• Total 2019 unit assessment amount	\$ 2,044
• Total 2019 unit assessment if paid every 6 months	\$ 1,022

NOTE: The special assessment fund was not entirely spent on storm-related costs, leaving a *balance of approximately \$59,500 remaining, to be applied as a "prepayment of 2019 HOA fees" if paid by a current owner or refunded to the person who did pay, if no longer a current owner. \$850 per unit will be applied or refunded as follows: if current owner paid 2018 special hurricane assessment, \$850 credit due; OR if former owner paid 2018 special hurricane assessment, \$850 refund due former owner.*

• For those with a \$850 credit balance:	
2019 unit assessment (credit applied to amount due)	\$ 1,194
2019 6 months unit assessment (credit applied to amount due)	\$ 597
•	

- **NOTE:** IF current owner did not pay 2018 special assessment, no \$850 credit or refund due.

6. There being no other business, on motion duly made, seconded and unanimously approved by all Board members present, the meeting of the Board of Directors adjourned at 9:15 a.m.

*Minutes prepared and submitted for
Board approval by:*

Doris Berube & Bob Hagness

Secretary Assistant Secretary

These Minutes have been approved by the
Board of Directors on _____.

November 29,,2018

CLOSE OUT "HURRICANE FUND" BALANCE:

surplus credit of \$59,500 divided by 70 units = **\$ 850.00**

same owner Budgeted assessment amount is:

\$ 2,044.00 (see budget worksheet, bottom)

\$ (850.00) less surplus credit, per unit

\$ 1,194.00 annual assessment which is:

\$ 99.50 monthly assessment amount if same owner paid
special assessment for Hurricane Irma expenses

\$ 597.00 if paid every six months

new owner Budgeted assessment amount is:

\$ 2,044.00 annual assessment which is:

\$ 170.33 monthly assessment amount if former owner paid
special assessment for Hurricane Irma expenses

\$ 1,022.00 if paid every six months

Note: Monthly payments are not accepted. Payments are due annually or semiannually, as owners are notified each year in early December.

DEEANN LAKEFRONT ESTATES HOA

Meeting minutes, Board of Directors

July 2, 2018

Present for the July 2, 2018 meeting were: Presiding officer President Rick Allgeier, Vice-Pres. Ron Mohr, Secretary-Treasurer Doris Berube, and Board Members Les Wabnitz and Bob Hagness. Everyone participated by teleconference (www.freeconferencecall.com), at no cost to the HOA.

1. The meeting was called to order at 10:00 a.m. E.D.T. pursuant to notice posted June 30, 2018; roll call was taken, and all Board members were present. A quorum was declared; no changes were proposed to the draft Agenda posted for the meeting except to add a Treasurer's report.
2. **Minutes approved.** Reading of the minutes of the May 24, 2018 Board minutes were dispensed with and accepted as presented on motion duly made, seconded and unanimously approved by all Board members present.
3. **Treasurer's Report:** Doris B. reported the following accounts with the following approximate balances at this time:

Checking:	\$41,179.51
Reserve:	\$67,691.06
Hurricane Fund:	\$98,689.64

Doris B. noted that the total costs paid out and related to the hurricane of \$241,733.82, of which \$202,500 had been previously transferred to checking from the Hurricane Fund. She requested the additional transfer of the remainder of the total cost, in the amount \$39,233.82 at this time to the checking account. On motions duly made, seconded and unanimously passed, (1) the Treasurer's report was approved as presented and (2) the transfer of \$39,233.82 from the Hurricane Fund to the checking account was authorized to cover the remaining damages costs from the hurricane. Doris B. noted that following that final transfer, the Hurricane Fund balance will be \$59,455.82.
4. **HOA attorney.** Bob H. had nothing to report as HOA Attorney William Nielander has not responded to queries regarding the status of prior Board requests arising from prior Board meetings as detailed in prior Board minutes from earlier this year.
5. **Wind mitigation reports.** All needed reports from Drew Bishop have been received. The Board wishes to share the reports with all members in the most expedient and cost-effective manner possible. Bob H. offered to email the reports to all owners for whom an email address is known; Doris B. offered to use her mailing list labels to send reports to all other owners as a routine association expense. The reports will not be posted to a Dropbox account but will be available on the web site when that is up and running (later).
6. **Water damages in Building 6 to two units (#603 & #604):** Doris B. reported that the source of the leak was a pinhole leak in a copper pipe in the upper unit's (#604) guest bathroom. The unit was not occupied at the time. Upon vacating the unit for the summer season, the water was not turned "off" as is recommended to all owners every year, but instead was left "on".

As the result of then being a vacant unit, the leak was not discovered for a lengthy time period. The resultant damages cost is considerably higher than it likely would have been had the unit been occupied at the time of the leak first occurring since it would have been discovered at the outset.

Alternatively, the resultant damages would likely have been much less if the water had been turned off upon vacating the unit and the leak still happened, but not until the fall when the water was turned on and the unit was again occupied, allowing an occupant to discover the leak soon after it happened, as was true in Building #2 about six months ago.

The HOA is responsible for replacing the interior drywall after first undertaking necessary mold remediation and related costs. The unit owners have received estimates that may total approximately \$15,000 for #603 & #604, costs for which the HOA is liable per the governing documents for the HOA.

The HOA's own insurance company would reimburse some of the cost after the deductible was first paid by the HOA if a claim is filed. Rick A. said he would advise not to file a claim for the reasons it could lead to non-renewal by our insurance company if we have too many claims, and it is possible the fall hurricane season could once again cause damages we might need our insurance company to help cover. Several Board members noted the reserve account exists exactly for pay for unanticipated costs such as this.

The Board recognized Rick A.'s considerable experience in insurance matters and accepted his recommendation after full discussion of the issue, resulting in the following: On motions duly made, seconded and unanimously passed, (1) the Treasurer was authorized to pay the repair costs for units #603 & #604 from the checking account and (2) to transfer the same amount into the checking account from the reserve account, and (3) the HOA will not file a claim with its insurance company on account of the damages to #603 & #604.

The Board was reminded that similar damages from an identical cause happened in building #2 about six months ago. As noted, the repair cost was much less at that time since the units were occupied and the leak discovered quite promptly.

There is concern that deteriorating copper pipes could be a repetitive problem and source of considerable future expense to the HOA. The Board was informed that other area HOAs have experienced copper pipe pinhole leaks. Doris B. has learned of a possible benefit to the HOA, a process to help preserve copper plumbing pipes.

The Board was informed of a phosphate treatment that helps preserve copper plumbing. The 'treatment' coats the plumbing pipes and reduces the corrosion of the pipes. There is an annual cost to this treatment plan in addition to the initial installation cost of a cartridge for each unit.

The Board concluded that this merits further consideration as part of long-term planning for maintenance and capital improvements. The next budget process is likely to include some preventative efforts to reduce the frequency and severity of water damages in other units, i.e., to reduce the HOA's long-term costs.

7. There being no other business, on motion duly made, seconded and unanimously approved by all Board members, the meeting of the Board of Directors adjourned.

*Minutes prepared and submitted for
Board approval by:*

Doris Berube & Bob Hagness
Secretary Assistant Secretary

These Minutes have been approved by the
Board of Directors on _____.

DEEANN LAKEFRONT ESTATES HOA

Meeting minutes, Board of Directors

May 24, 2018

Present for the May 24, 2018 meeting were: Presiding officer President Rick Allgeier, Vice-Pres. Ron Mohr, Secretary-Treasurer Doris Berube, and Board Members Les Wabnitz and Bob Hagness. Everyone participated by teleconference (www.freeconferencecall.com), at no cost to the HOA.

1. The meeting was called to order at 12:00 p.m. E.D.T. pursuant to notice posted May 21, 2018; roll call was taken, and all Board members were present. A quorum was declared; no changes were proposed to the draft Agenda posted for the meeting except to add a Treasurer's report.
2. **Minutes approved.** Reading of the minutes of the March 17, 2018 Board minutes were dispensed with and accepted as presented on motion duly made, seconded and unanimously approved by all Board members present.
3. **Treasurer's Report:** Doris B. reported the following accounts with the following approximate balances at this time:

Checking:	\$23,609
Contingency reserve:	\$91,584
Hurricane fund:	\$98,600

Doris B. noted that the only remaining cost items related to Hurricane Irma are of a landscaping nature. On motion duly made, seconded and unanimously passed, the Treasurer's report was approved as presented.
4. **HOA attorney.** Bob H. had nothing to report as HOA Attorney William Nielander has not responded to queries regarding the status of prior Board requests arising from prior Board meetings as detailed in prior Board minutes from earlier this year.
5. **By-laws.** By-laws Committee Chair Dan Speakman has submitted a draft set of recommendations and requests individual Board members to provide feedback to the Committee prior to the Committee's submission of its final report to the Board for consideration of its recommendations for changes to the HOA by-laws. There was no Board discussion of the By-laws Committee recommendations at this meeting.
6. **Wind mitigation reports.** Rick A. reported on the status of obtaining needed reports from Drew Bishop, expressing misgivings as whether Mr. Bishop will follow through or not. If he doesn't, the Board will need to retain the company that did prior wind mitigation reports, at an anticipated higher cost than Mr. Bishop. Updated wind mitigation reports are needed both for the HOA itself and also because they are likely to benefit individual members who present their building's report to their own insurance agent. At this time there is no projected completion date by which HOA members will receive individual copies.

7. **Landscaping Committee report:** The Landscaping Committee is prepared to go forward with the Ibanez proposal for work detailed therein at a cost of \$4,700, and requested Board approval of that expenditure. Following Board discussion of various items of interest in that report, the Ibanez quote was approved by all Board members on motion duly made, seconded and unanimously passed. Further discussion followed on needed and projected costs related to maintenance and repair of HOA irrigation equipment and related plantings, resulting in a second motion to authorize up to \$2,000 additional for such uses as are deemed necessary and appropriate to maintain and repair the irrigation equipment, to include related plantings necessitated by the irrigation work. Said second motion for the additional \$2,000 (maximum) in costs was approved on motion duly made, seconded and unanimously passed.
8. **Men's Restroom in Community Building:** Doris B. reported that all efforts to adequately repair the plumbing in the community building's men's restroom over the past five years have been unsatisfactory; in addition to leaking issues, the room has objectionable odors all the time. Following discussion to include updating new Board members on how this has been an ongoing issue and problem for several years, on motion duly made, seconded and unanimously passed, Doris B. was authorized to retain necessary assistance to remove the urinal and replace the existing toiler with an elongated high-rise toilet, in addition to incidental related repair work in the men's restroom, at a cost range estimated at \$800-\$1,000.
9. There being no other business, on motion duly made, seconded and unanimously approved by all Board members, the meeting of the Board of Directors adjourned at 12:30 p.m. E.D.T.

*Minutes prepared and submitted for
Board approval by:*
Doris Berube & Bob Hagness
Secretary Assistant Secretary

These Minutes have been approved by the
Board of Directors on _____.

DEEANN LAKEFRONT ESTATES HOA

Meeting minutes, Board of Directors

March 17, 2018

Present for the March 17, 2018 meeting were: Presiding officer President Rick Allgeier, Vice-Pres. Ron Mohr, Secretary-Treasurer Doris Berube, and Board Members Les Wabnitz and Bob Hagness. By-laws committee members Dan Speakman and Red Polzin, Building #2 representative Gerald Clark, and member Carol Hagness were also present. Board members Allgeier and Berube participated by teleconference, as they were not available locally.

1. The meeting was called to order at 9:00 a.m. pursuant to notice posted March 14, 2018; roll call was taken, and all Board members were present. A quorum was declared; no changes were proposed to the draft Agenda posted for the meeting.
2. **Minutes approved.** Reading of the minutes of the March 10, 2018 Board minutes were dispensed with and accepted as presented on motion duly made, seconded and unanimously approved by all Board members present.
3. **HOA attorney.** Bob H. reported on an initial meeting with HOA Attorney William Nielander, done at the direction of the Board at the 3/10/18 meeting. Future written opinions will be issued by the HOA's attorney following review of all applicable HOA documents sent to him by Bob H. following the initial meeting. The only topic on which there was immediate feedback was "member speaking" during meetings of the Board of Directors and at annual Member meetings; Florida Statute 720.303 states members have the right to speak at meetings of the Board and at Member meetings. By-laws in conflict with Florida law are superseded by the passage of the relevant Florida statute, which became law several years ago. No other action was taken by the Board on this issue while awaiting the attorney's written legal opinion on this topic.
4. **By-laws.** By-laws Committee Chair Dan Speakman reported on the committee's initial 3-hour meeting to review current by-laws and indicated more time is needed to complete their work. The Committee anticipates the need to meet with the HOA's attorney prior to submitting a final report with recommendations to the Board. He noted there are by-law provisions that likely will be beneficial and best learned from the HOA's attorney, drawing on the experience of a professional who has worked with many HOAs. Bob H. mentioned that Attorney Nielander is himself a resident of an HOA and serves as the Vice-President of that HOA, meaning it's quite likely he has great familiarity with best practices for HOAs. Rick A. expressed concerns that relate to keeping Dee Ann Estates a residential community of owners, making a suggestion for consideration of limiting the number of units one individual or company might own. Bob H. suggested in follow-up that not permitting any rental of a unit by a new owner for two years might accomplish that result, recognizing that any such new policy would not apply to all current owners ("grandfather" clause would protect current owners from such a policy). The committee's interim report was accepted, and no further action taken at this time.
5. **Doors paint colors.** The Board received the information requested on painting doors for Buildings #2 & #3 and on motion duly made, seconded, and unanimously passed, accepted the

recommendations as presented and stated in the agenda for this meeting with one change: Building #2 will have its door trim/jamb painted in the same color as the doors are painted, which maintains uniformity in design with all other buildings. (There remain some details to learn as to the paint recommended by the Sherwin Williams consultant who was onsite a few days ago to assess our needs.)

6. **Harris Painting bids.** The Board had discussion of the bid amounts from Harris Painting for painting Buildings #2, #3, the club house, and the shed. Competitive bids were not possible as other contractors had declined to bid due to the high volume of work resulting from prior storm damages. Harris Painting has done all painting of other buildings over the past several years and was a low bid on prior projects, therefore deemed reliable and fair. Upon motion duly made, seconded, and unanimously passed, the Board authorized acceptance of the Harris proposal to paint all buildings mentioned above, at a cost not to exceed \$30,000. The “not to exceed” language was added to the motion because of not yet having the Sherwin Williams paint recommendation, which could result in changing the paint price per gallon by a relatively small amount and lacking the exact proposal cost for the shed.
7. **Pressure washer purchase.** As a “new business” item, the Board authorized the purchase of a new pressure washer with attachments to do a better job of cleaning concrete surfaces and for use in cleaning hard-to-reach areas of buildings, at a cost not to exceed \$500. Board member Les W. will follow through with this purchase, to include extension wands and other items as necessary to accomplish the intended purposes.
8. **Abandoned property query.** Bob H. inquired as to whether there existed a Board policy as to a boat lift that remains at the dock after an owner has moved, expressing the concern that the HOA not be in the “storage” business. The boat lift in question is in fact owned by a current new owner and dock fees have been paid, so the issue is moot. No Board member is aware of any policy as to what may someday be deemed “abandoned” property so perhaps this will become a By-law issue.
9. **Canal clutter trimmed.** The Board expressed its thanks to Ron M. and Les W. for taking the initiative to have the canal behind the pool and along our driveway to the gate cleaned by removal of dead limbs that were “taking over” the canal itself, done at a nominal cost of about \$100 for equipment and outside labor.
10. **Wind mitigation reports.** Les W. and Rick A. reported on the status of obtaining needed reports from the roofing contractor to supplement a prior wind mitigation report done for all buildings. This is needed both for the HOA itself and is likely to benefit individual members who present the report to their own insurance agent. Bob H. has scanned the reports done previously, and will scan the roofer’s report upon receipt, then email the reports to all members who have provided an email address. He plans to mail the reports to all other members and will ask our retired insurance business members for assistance in drafting the transmittal letter that tells all members why they are getting the wind mitigation reports and how they can benefit from reduced premiums by providing the reports to their own insurance agency.
11. **Web site has a name.** The last item of new business was regarding the web site authorized by the Board at its 3/10/18 Board meeting. Bob H. reported he has spent \$3.99 as a registration fee for the new web site, which is **deeann.life** – although at this time there is no actual web site

published, and all the HOA has so far is the exclusive right to the domain name. Bob H. will continue to investigate web hosting alternatives, web site software tools, all towards the end goal of developing a 'basic' web site that will be used for member communication, HOA documents, other member news, and related benefits.

12. There being no other business, on motion duly made, seconded and unanimously approved by all Board members, the meeting of the Board of Directors adjourned at 10:00 a.m.

*Minutes prepared and submitted for
Board approval by:*

Doris Berube & Bob Hagness

Secretary Assistant Secretary

These Minutes have been approved by the
Board of Directors on _____.

DEE ANN LAKEFRONT ESTATES HOA

Meeting minutes, Board of Directors

March 10, 2018

Present for the March 10, 2018 meeting were: Presiding officer President Rick Allgeier, Vice-Pres. Ron Mohr, Secretary-Treasurer Doris Berube, and Board Members Les Wabnitz and Bob Hagness. Assistant Treasurer Ed Jeannin was also present, as were approximately 16-20 additional owner-members.

1. The meeting was called to order at 9:00 a.m. pursuant to notice posted March 6, 2018; roll call was taken, and all Board members were present. A quorum was declared; no changes were proposed to the draft Agenda posted for the meeting.
2. February 24, 2018 annual meeting Board minutes were read by Doris B. and accepted as presented on motion duly made, seconded and unanimously approved by all Board members present. A comment (Bob H.) was made to memorialize the suggestions and comments made by the membership at large at the 2/24/18 annual meeting for future reference, and approved by President Allgeier.
3. Financial reports were reviewed and approved on motion by unanimous vote. Current balances include:
 - Checking account \$ 32,380.24
 - Money market account \$127,785.57
 - Hurricane account* \$ 95,710.22
 - \$255,876.03**(*includes special assessment funds and insurance proceeds on hand)
4. Doris B. reported the awning is ready to be installed once the framework is repaired (hurricane storm damage). Board member Les W. was authorized to engage a contractor for such work and to oversee necessary repairs to the awning framework on behalf of the entire Board.
5. Member Bob H. asked the Board to permit members to speak during the Board meeting, indicating that Florida Statutes grant members that right. Board Chair Rick A. stated the Board has not changed its operating rules, which preclude members from speaking, and ruled the By-Law provision would be followed unless changed in the future. Bob H. registered a formal objection based on Florida law overriding the By-Law provision and opined a legal opinion would be helpful in guiding the Board on this topic. The Board Chair reaffirmed the ruling precluding members from speaking during the Board meeting, pursuant to the current By-Law.\
6. Discussion of paint color for Building 3 was held, and the matter laid over for further consideration at the end of the meeting.
7. Discussion of member concerns about vessels docking at the seawall was held, resulting in members being reminded that all members should be courteous of other members. Bob H. commented that boats and pontoons at the seawall require some space between them for safety reasons. No formal action was taken on this topic.
8. Board Chair Rick A. proposed the appointment of a second assistant Treasurer, Nancy Clark, a member with suitable experience and willingness to assist “as needed”. Following discussion, Bob Hagness was proposed to also serve, as an assistant Secretary “as needed”. By unanimous consent, the new officers were appointed. (Whenever possible, the Board wishes to ensure that travel by some officers will not impair the Board’s ability to handle necessary tasks.)

9. The Board discussed the advisability of mulching this spring, and the benefit of completing all building painting scheduled for this spring before the mulching is done. Rick A. advised the quote for mulch this spring is \$5,200 from Ibanez Nursery; a price quote will be obtained from Morris as well. The Board consensus was to defer mulching this spring until after the painting work was first completed. Mulching this spring instead of the normal fall schedule results from the storm-related repair work that in turn made mulching last fall impractical. Also mentioned were other improvements not yet done, e.g., soffits, downspouts, and attic insulation (in buildings that had storm-related insulation damage, namely Buildings 4, 5, 6 and 7).
10. The Board discussed how the adjoining property was encroaching upon our own right of way by overgrowth that hasn't been cut or trimmed in years, and on motion duly made, seconded and unanimously approved by all Board members present, the Board approved having our grounds crew or other contractor affirm and restore the integrity of our full easement width by cutting the encroaching overgrowth with a 'brush hog' or similar equipment.
11. The Board discussed potential options with respect to any surplus that may exist from the special assessment fund paid by the membership because of the hurricane last fall. No action was taken at this time, and the matter was tabled for further consideration later in the meeting.
12. The first item of new business was the request by Board members L. Wabnitz and Bob H. for approval to procure and register a domain name for web site use by the Association, as well as to develop prototype web site content subject to final Board approval prior to publication. Upon motion passed by unanimous consent, these Board members were authorized to move ahead on this project and given a limited budget, \$500.00 maximum, to be used for necessary expenses in developing the web site project, using volunteers as much as possible to defray actual costs. Future benefits to members will include more and easier communication between the Board and its members, the ability to post a unit for sale or rent to the public, other member news, Board agendas and minutes, as well as official HOA documents and contact information for members who so approve.
13. Board Chair Rick A. discussed "wind mitigation", a process following inspections that can result in a money savings from an insurance company as the result of steps taken to reduce storm (wind) related damages. Members were cautioned to understand that each insurance company has its own rules and standards, so the Association cannot assure any individual member that s/he will get some premium discounts, but it is worth learning more about. Rick A. will contact our contractor to update a 'wind mitigation report' done about two years ago, as that will help with the Association's own insurance premium, and copies can be made by any member. Discussion was held about the Association making a copy of the building's wind mitigation report for all members of their own building, but the Board declined to make a motion, so no action was taken as a Board. Bob H. requested and received permission to make copies on his own at Office Depot, at his own cost, and will provide a copy to any interested member, upon request. The anticipated date the copies will be available depends on the time needed by Rick A. and the roofing contractor to first update the wind mitigation reports, one report for each building. Rick A. advised that our new roofs are "Miami-Dade compliant", an insurance company standard requirement for a discount based on the quality of the roof itself.
14. Bob H. was asked to provide background on a relevant Florida statute he learned has a requirement that an HOA file a document at least once every 30 years to keep its own Declarations and Covenants in full force and effect. This should be done for our HOA before the 30 years expire first, conservatively estimated as December 2019. Hagness explained the process is procedurally straight-forward based on his reading of the law, but that he recommends qualified legal counsel for the HOA should be involved.

On motion made, seconded, and unanimously passed, Bob H. was appointed to meet and consult with the Association's legal counsel, Attorney Nielander of Lake Placid, FL, on these issues:

- (1) achieve the result of extending the members' property rights as provided in the Declarations and Covenants for another 30 years,
- (2) get a written legal opinion on the issue of our current By-Law provision that precludes members from speaking at Board meetings, considering the Florida statutory provisions in Ch. 720, FL. Stats., the "Homeowners Association Act", and
- (3) get a written legal opinion on the lawful optional choices the Board may select for use of any 'surplus' funds left over from a special assessment of members, presuming there may be such a surplus from last December's special assessment.

15. The Board then discussed the advantages of involving more members in committees that provide valuable assistance to all members, and appointed members to three committees, as follows:

- Landscaping Committee*: Pat Bonifas, Gary Clark, Gerald Clark, John Faulkner
- Club House Committee*: Rosie Jeannin, Doris Berube, Judy Marsh, Jane Polzin
- By-Laws Review Committee**: Dan Speakman (Chair), Red Polzin, Les Wabnitz

* The Landscaping Committee and the Club House Committees were both requested to develop a multi-year (5 year) plan with designated annual actions, and if possible, a range of costs for budgetary purposes, but no actual quotes should be obtained prior to Board action.

** The By-Laws Review Committee was directed to report its recommendations and draft language for any changes or additions to the current By-Laws to the Board.

16. The Board returned its attention to the issue of paint color for doors in Building 3 and expanded the discussion to include doors in Building 2, noting both buildings get an excessive amount of exposure to the sun and the doors get quite warm/hot. Gary Bonifas agreed to poll/meet with Building 3 owners onsite and Gerald Clark agreed to poll/meet with Building 2 owners onsite, to learn the majority's preference for each building separately, between a light gray and a light blue. Messrs. Bonifas and Clark will obtain paint chips for the Sherwin-Williams paint that the Association uses and will give attention to both the UV factor and durability for the paints selected for members to choose from. The Board wishes to have the input from the owners onsite in these two buildings within two weeks if not sooner.

17. Member Gerald Clark pointed out a problem experienced with roof refuse from the re-roofing project that ended up in his unit's dryer duct work, requiring a thorough cleaning and raising the issue as a potential fire hazard for other members. Chair Rick A. recommended that all members pay attention to any lessening in performance of a unit's dryer, as that would indicate a potential problem for further investigation. He noted that many units have split the duct work that was initially combined for the 1st and 2nd floor units, resulting in a unit that vent out the wall under the eave on the lake-side of the unit. Those units would not have this potential issue as the result of the re-roofing work done.

18. There being no other business, on motion duly made, seconded and unanimously approved by all Board members present, the meeting of the Board of Directors adjourned at 10:30 a.m. Informal discussion followed between various members in attendance and various Board members.

*Minutes prepared and submitted for
Board approval by:*

Doris Berube & Bob Hagness

Secretary Assistant Secretary

These Minutes have been approved by the
Board of Directors on _____.

March 9, 2018

TO: Board of Directors, Dee Ann Lakefront Estates HOA
FROM: Bob Hagness

For consideration in any future review of By-Laws:

From current By-Laws for Dee Ann Lakefront Estates HOA:

Meetings of the Board of Directors shall be open to all members. Unless a member serves as a director or unless he has been specifically invited to participate in a meeting, **a member shall not be entitled to participate in any meeting of the Board of Directors** but shall only be entitled to act as an observer.

[emphasis added]

From Florida Statutes, Ch. 720, governing homeowners associations (since 2007):

720.303(2)(a)&(b), Florida Statutes

(2) BOARD MEETINGS.—

(a) A meeting of the board of directors of an association occurs whenever a quorum of the board gathers to conduct association business. All meetings of the board must be open to all members except for meetings between the board and its attorney with respect to proposed or pending litigation where the contents of the discussion would otherwise be governed by the attorney-client privilege. The provisions of this subsection shall also apply to the meetings of any committee or other similar body when a final decision will be made regarding the expenditure of association funds and to meetings of any body vested with the power to approve or disapprove architectural decisions with respect to a specific parcel of residential property owned by a member of the community.

(b) Members have the right to attend all meetings of the board. **The right to attend such meetings includes the right to speak at such meetings with reference to all designated items. The association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration, and other manner of member statements, which rules must be consistent with this paragraph and may include a sign-up sheet for members wishing to speak.** Notwithstanding any other law, meetings between the board or a committee and the association’s attorney to discuss proposed or pending litigation or meetings of the board held for the purpose of discussing personnel matters are not required to be open to the members other than directors.

[emphasis added]

POSTED 1/24/18

DeeAnn Lakefront Estates
Board of Directors Meeting

January 23, 2018
7:00 p.m.
Clubhouse

Meeting notice was posted 1/18/2018. Meeting called to order by President Rick Allgeier at 7:00 p.m.

Roll Call:

Rick Allgeier - present
Doris Berube - present
Ron Mohr - present
Jim Roe - present

Secretary report from the last meeting was read. Motion made to accept by Mohr seconded by Roe. Motion carried.

Treasurer report given with a balance of \$54,390.59 in Checking; \$125,116.31 in Reserve; and \$261,084.72 in Hurricane account. Motion made by Roe seconded by Mohr to accept. Motion carried.

Old Business: None

New Business:

Ed Clark gave the report from the Nominating Committee (other members were Dan Speakmen, Les Wabnitz, Gary Bonifas) that Les Wabnitz and Robert Hagness volunteered to serve on the Board in 2018; Current board members Ed Clark and Jim Roe are resigning from the Board. There were no volunteers or nominations from the floor for any additional board members.

Notices to the homeowners will be delivered or mailed on January 24, 2018. The Annual Meeting is Saturday, February 24, 2018 at 7:00 p.m. in clubhouse.

Motion to adjourn made by Mohr seconded by Roe. Motion carried.

Respectfully submitted:

Doris Berube secretary/treasurer