

# **Dee Ann Lakefront Estates HOA Board of Directors Meeting Minutes**

Saturday, March 27, 2021

Dan Speakman called the meeting to order on Saturday, March 27, 2021 at 10:00 a.m. in DeeAnn Clubhouse, also via Zoom.

Roll call:     Dan Speakman – President  
                  Ken Brownlee – Vice President  
                  Joe Thomas – Treasurer  
                  Mabel Fieler – Absent

The meeting was posted on bulletin Boards in a timely manner and emails sent to all homeowners about the meeting.

The Assistant Secretary, Deb Ratajczak read the last Board meeting minutes. Minutes were noted to be corrected that Claudia Replogle resigned from the Board, not just as Treasurer, so that leaves an opening on the Board. Assistant Bookkeeper, Chris Strub read the financials: “We have \$30,000 in the checking account and \$105,895 in the money market account.” Chris also suggested an audit of our accounts.

## **OLD/UNFINISHED BUSINESS**

Flag Pole:

Gary Bonifas informed us that him and his volunteer crew finished the flagpole project this week. Gary was thanked for his efforts. The donations of \$1,265 enabled them to complete the project. Gary has a written announcement thanking all that donated money and time to follow through this project. This announcement will be posted on the appropriate bulletin boards.

Outside Electric Plugs at Clubhouse:

Joe completed the installation of outside electrical receptacles for uses by campers and boats that need temporary plug-ins. These new receptacles keep electric cables off the sidewalks so there is not a safety issue.

Termite Report:

Dan passed out termite inspection papers for those that were not hand delivered. The names may not be correct due to the need for updating but Dan read off the unit numbers. A volunteer will pass out the rest in Building 7 to owners not at this meeting.

Update building 4 electrical problem:

There has been a major electrical problem for six weeks in building 4. Joe Thomas has been working with the electrical contractors and Duke Energy to resolve this issue. Joe was thanked for his hard efforts in helping to fix the problem.

Sign Lights:

Joe worked on replacing sign lights at the entrance sign. Gary bought the lights and Tony Dejesus, Joe Thomas and Gary Bonifas finished the project.

It was added that the shed doors have been replaced. The combination is same as the gate code, can be tricky with the deadbolts.

Wind Mitigation:

Gary informed us that on Monday, March 29, 2021 a team of people will inspect and take final pictures to complete this project. We need keys handy to let these people in condos where needed so they can complete their job. Gary will be looking for people to help with the keys.

Rails and Decks:

A proposal was given by Ibis Corporation. It will be discussed in depth this upcoming week. Ibis staff have inspected our rails and decks to get a better assessment of the problems.

Dan suggested it would be helpful to get people with prior knowledge about railings and decks to give their expertise. Don Weissinger volunteered to help out because of his knowledge dealing with this issue.

Dan asked is there anything to discuss before moving on to new business.

Bob Hagness asked questions to Chris about monthly financial statements. He said there has not been any monthly financial statements since February 2019.

Budgets need to be compiled to comply with State of Florida Law and for good management planning. Dan reassured Bob that we are working on compiling necessary data to meet requirements. We are in the planning stages to suggest a new budget so we can meet our deadlines.

Questions were asked about rails and decks again but we have to wait until Ibis Corporation gives us more information before work can be done.

## **NEW BUSINESS**

### Roof Repair on Building 1:

Building 1 needs roof repair. It is a construction emergency. A contract had been signed and will cost \$2,500. Stewart Construction will do the repair work in the next few weeks.

### Budget Suggestions:

The water tower needs inspection every five years. The last one was done in 2017. The Board has been discussing this.

The termite contract to treat each building – total cost \$1,000 yearly. This will be renewed and they will do a walk through like Clark Co. did.

Two big money issues for consideration:

1. Decking/Railing – cost approximately \$60,000.
2. Gutters

Stewart Co. came out to review building 1 and suggested using a vinyl product to do repairs. Assessment is needed to identify bad areas. Stewart Co. can give us a quote when we are ready to work on this project. Gutters need to be replaced and repair apron, etc. Very labor intensive.

Another issue on replacement of dryer vents was brought up and needs to be addressed.

Dan brought up that expensive, high end projects are coming up and it is necessary that the Board needs to address them.

There was discussion about what happened in the past about money being put in or not in a reserve. If money needs to be put in a reserve for specific projects it has to be voted on by all homeowners.

Dan informed that it is a possibility for assessments when we get the final figures in for all upcoming projects and then we will know what we are looking at.

There was a recent issue for a new patio being installed, related to location and dimensions. Patio size is 6 feet out from building and only to the end of the building if a corner unit. Dan suggested the Board pass something to keep patios uniform. Joe made a motion to get rules on constructing patios in writing. Ken seconded it. Passed. Dan believes we are just backing up what is already there.

Dan stated that all complaints need to be in writing and dropped in the box by the office, so an incident that happened at his place does not happen again. Dan wished everyone a safe trip home and to enjoy the summer.

Claudia Replogle suggested to have a condo newsletter published. Dan stated we need someone to volunteer to do it.

Bob Hagness suggested that on our website, homeowners can state comments or give information through the "contact us" form, which can then be used to develop FAQs - Frequent Asked Questions – for all members to review and especially to assist new owners in learning details relevant to all owners.

Steve Kaufer brought up the issue of waste collection problems. Dan informed us that their trucks broke down and/or drivers were sick. Garbage pickup is an issue throughout the county.

Roger Wexelberg brought up pumping up tires on the hand truck and put a new tire on it. He told an unfortunate story....so make note on how much air you put in a tire.

Dan brought up that tools in shed are for everyone to use.

Joe made a motion to close the meeting and Ken seconded it. Passed.