

**Scopello Condominium Association, Inc.**

**HOA Board of Director's Meeting**

**January 5, 2019**

**Attendees:**

Raymond Springer, President and Treasurer

Denise Moncur, Secretary

Charles Campbell, Board Member

George Skaperdas, Board Member

Barry Eagle, Board member

A Quorum was present.

Guests: Amparo Springer, Kristen Campbell, Phyllis Eagle and Andrea Vail

Meeting was called to order at 10:53 am by President Raymond Springer. A conference call line was made available to all unit owners.

**Old Business**

The minutes from November 2018 were reviewed and approved by the board of directors.

**Budget**

It was noted that the Unit Owners voted to rollover 2018 excess operating funds to 2019 at the just concluded Annual Meeting. The Board discussed and agreed to redirect these excess funds to our Contingency reserve. Funds in the Contingency reserve are readily available to the Board for any unbudgeted needs of the Association. Ray Springer will provide direction to the Accountants to move the

excess funds into the Contingency reserve prior to finalizing the operating statements for 2018.

We continue to monitor the water usage/waste. We are now using half of what we did last year and continue to realize a savings. Usage is about 1000 gallons of potable water per day.

### **New Business**

Officer positions were discussed, and it was decided for 2019 that Ray Springer would continue as President and Treasurer and that Denise Moncur would serve as Secretary.

Mr. Springer communicated that he is comfortable continuing in the position of Treasurer but would like one of the other directors to accept the position of President in 2020. It was generally acknowledged that changes in officer positions would be made in 2020.

**Committees** were set up as follows:

Pool and Patio Committee- Chair: George Skaperdas

Members: Kristen Campbell/Barry/Phyllis Eagle

Landscaping Committee-Chair: Barry Eagle

Members: George Skaperdas, Phyllis Eagle

Building/Garage Committee-Co-Chairs: Ray Springer and Denise Moncur

Other unit owners are encouraged to join one of these committees if they would like to participate. Just contact the Chair.

### **Projects for 2019**

**The Board discussed projects for 2019.**

-Property needs mulching

- Convert pool/spa to saltwater
- Maintenance on the landscape sprinkler system
- Replace rotting door knob on the pump room door.
- New hinge/maintenance for the Northwest garage door
- paint numbers on parking stops

## **Officer Reports:**

### **Building**

George Skaperdas and others report bubbling on the new building paint. It was agreed that Denise would contact Tom White in February or March to request a meeting for them to come out and look at the paintbubbling and make recommendations. We had the work done last April 2018, so we are coming upon the one-year mark.

### **Landscaping/Pool**

#### **Complaints/To Do:**

- Gate leading to the beach has issues with tumbler/locking/unlocking difficult.
- Door from garage to pool needs work/slams easily especially in high winds
- Patio bathroom door does not stay closed/especially in high winds
- Dolphin water feature needs work/plastic tubing replaced
- Palm trees that belong to Scopello need to be trimmed regularly and put on a schedule.

There was a discussion and agreement that the above items would be handled and carried out by the newly formed committees.

## **Maintenance**

There was a discussion to expand the role of Christy and Rob Wheeler. They are doing a fine job helping us clean and care for our property. They are obtaining their pool maintenance license sometime in January/February and we discussed having them take over the pool care in the future. The newly formed Pool and Patio Committee will make any decision on pool maintenance.

## **HOA Dues/Account**

The Board discussed an email from Mr. Barry Silber, unit 303. Mr. Silber emailed all members of the board about a missing check and a resulting past due notice sent by Commons, our Accountants. He stated that he mailed all his required payments and voiced his extreme disapproval in Commons' bookkeeping methods. He reported that they were incompetent and did not handle his phone inquiry in a professional manner. Both Ray Springer and Denise Moncur spoke with Debbie from Commons office who said she could not find evidence that the check was ever received. Debbie noted that monthly checks are mailed directly to the Bank, not to Commons, and she only receives a report of their receipts. The Board shared their concern about the threatening tenor of the email from Mr. Silber to the Board. However, as a one-time good faith concession, late fees were waived, and Mr. Silber reissued a check and his account is now current.

There was a motion and a second to terminate the meeting.

The meeting was terminated at 11:52 am.

Submitted by: Denise Moncur, Secretary

