

# Minutes of the Everglades Club board meeting at the Clark Center

At 10:00 AM on February 28, 2020

**Call to order:** President Duane Bloomquist call the meeting to order at 10 am the officers present were: President Duane Bloomquist, Treasurer Michelle Mills, 2<sup>nd</sup> Vice President William Pease, Secretary Dave Camire were at the table with 1<sup>st</sup> Vice President Dave Lyons and Nikko Gikas MPM (Moore Property Management) on the phone.

**Owners present:** Janet Breloff

**Confirmation of Proof of Notice:** Notice of the meeting was posted by Nikko Gikas from MPM on February 20, 2020.

**Previous Meeting Minutes:** A motion to waive the reading of the minutes from the previous board meeting of directors and place the adopted approved minutes on file was made. The motion was accepted by President Bloomquist and seconded by William Pease. The motion passed.

**Treasurer's Report:** Michelle reported that we are on budget and there were no surprises. The January report was accepted.

## New Business

- 1. Sewer Problem on West End:** On February 21 a blockage in the sewer line occurred on the west end of the building. Moen Brothers Plumbing and Drain were contacted and they removed the blockage. The line was scoped with a camera and additional problems were discovered. Moen made recommendations on repair as outlined in Quote #18 and Quote #19. Dave Lyons pointed out that the pipes are 50 years old and over time have worn to the point where they are catching debris. Since repair will require the removal of some pavers President Bloomquist pointed out that some additional finishing work may be required later.

**New Motion:** President Bloomquist motioned that we accepted Quote #18 and Quote #19 from Moen for the repair. Willam Pease second it and the motion passed.

- 2. Security Cameras:** President Bloomquist briefed us on the status of video camera surveillance at the Village Green. At this point, no fixed costs have been determined. The Village Green Owner's Association (VGOA) is studying the possibility of funding a portion of the cost. Dave Lyons said that the police are very supportive of this initiative. Nikko Gikas pointed out that this is not a monitoring system in the sense of 24X7 monitoring. The video recorded would be available for review if an incident were to occur. The discussion will continue as new information and cost are made available.

3. **Reserve Analysis:** President Bloomquist reviewed the various costs we will encounter over the next 16 years and the planned funding for each project. The analysis also contained a breakdown of our projected reserve balance. The allocation of our 2020 reserve budget of \$32,400 will be forwarded to MPM.
  4. **Everglades summons:** January 21, 2018 President Bloomquist received a call that the pipes between units 625 and 621 were leaking. Subsequently, the wall was opened and the pipes were totally rusted. Each unit filed a claim for damages. As a result, the insurance company of unit 621 is claiming negligence on our part saying that we knew about this condition before we dealt with it. The insurance company did pay their client for repairs, but now they are suing us for 5K. This matter has been turned over to our liability insurance carrier. They will provide legal counsel to defend us. No further action is required on our part other than answer questions as they arise.
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## Old Business

1. **Shed Doors:** The shed door replacement and painting of the alley doors is completed
2. **Bikes:** All the owners of the bikes in our racks with the exception of two have been identified. Michelle Mills will be issuing identification tags to all bike owners. Owners will be asked to store the bikes in their storage units or condo when leaving at the end of the season. This does not apply to full-time residents.
3. **Stain in courtyard:** The mystery stain that appeared on the bricks in the courtyard has faded to the point of being barely noticeable. No further action is necessary.

**Adjournment:** Motion to adjourn was made by President Bloomquist, seconded by Dave Camire and the meeting was adjourned at 10:37 am.

Respectively Submitted,  
Dave Camire  
Secretary