

Minutes of the Everglades Club board meeting

At 3:00 PM on December 10, 2020

Note: To prevent the spread of the virus, this meeting was held through teleconference (call-in only).

1. **Call to order:** President Duane Bloomquist call the meeting to order at 3:00 PM the officers present were: President Duane Bloomquist, Treasurer Michelle Mills, 2nd Vice President William Pease, Secretary Dave Camire , 1st Vice President Dave Lyons and Nikko Gikas MPM (Moore Property Management).
2. **Owners present:** Joan and Larry Lunt, Libby Blanton, Eric and Dawn Baumeister
3. **Confirmation of Proof of Notice:** Notice of the meeting was posted by Nikko Gikas from MPM in accordance of Florida State Statues.
4. **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 Dave Camire. The motion passed.
5. **Treasurer's Report:** Discussion on the October report was postponed until later in the meeting so it could be incorporated into the 2021 Budget review.

Old Business

- a) **Security Cameras:** President Bloomquist briefed us on the status of installing video surveillance at the Village Green (VG). Over the past year or so, VG has been considering a security camera proposal for all the buildings. Some of Clubs were not enamored with the proposal however; the Gardenia Club and Fairfax Club are pursuing the idea with a new vendor. Dave Lyons suggested "It would be nice to get something eventually, but we could see what happens with them as a pilot."

New Business

- a) **Fall Clean-up:** President Bloomquist updated us on the status of our landscaping. Julio and his crew did a nice job mulching, replacing plants (at his expense) along the 12th Avenue side of the building. Also, our stairs, walkways and common areas were power washed, all the tops of the railings were freshened up with a new coat of paint, and both Everglade Club signs have been replaced. Libby Blanton requested that a palm tree on the southwest corner of the building be trimmed. President Bloomquist said that Julio was aware of this situation.

b) Sewer Repairs: Dave Lyons outlined that there are three areas of concern with our fifty year old cast iron piping.

- The vertical stacks that reside in the walls of each unit. Some have already been replaced.
- The pipes under the floor of the first floor units. Several units had pipes replaced as a result of the Irma clean-up.
- The hook-ups to the city sewer lines. We believe there are two of these at Everglades.

Over the past few years there have been several ongoing sewer repairs projects in the VG. Heron Club did a major sewer repair two years ago. Jasmine Club is the process of completing repairs and Ixora Club is in the discovery phase on what they need to do. Dave suggested we monitor what is going on at these three buildings in the eventuality we have to do some or all of these repairs.

c) Review/Approve 2021 Proposed Budget: A proposal was presented to increase the annual HOA dues by \$100 per year (\$25/quarter). A comparison of yearly HOA fees per building was presented:

- Ixora \$5400
- Everglades \$5100
- Herron \$4800
- Jasmine \$4620
- Fairfax \$4600
- Gardenia \$4320

It was pointed out that a big part of the association fee is the cost of hazard and flood insurance. The Everglades Club sits at a low elevation, thus incurs a higher insurance cost. Additionally, we saw a \$2500 increase in VG association fees this year. These are the fees used to maintain the club house, pool, shuffle board courts, etc. The proposed budget was then reviewed on a line-by-line basis.

New Motion: President Bloomquist motioned that we accepted the 2021 budget. Willam Pease second it and the motion passed.

d) Other Items: The VG will be installing two charging stations for electric vehicles. The location is not known at this time.

8. **Owner comments:** Termites are a continuing problem. Libby Blanton shared her experience with an outbreak on the east end of the building. Orkin was contacted and the spot treatment seems to be working. She pointed out the importance of being diligent in treating any outbreaks. If you have a problem, you can contact Orkin at 239-592-5566. We have an ongoing maintenance contract with Orkin so there is no additional cost to owners. The possibility of tenting the building was discussed. Nikko Gikas pointed out that although tenting would kill all bugs it is not a guarantee that they won't return from another building. The general consensus was to continue using spot treatment when necessary.

Accolades were given for the shed door replacement and painting of the alley doors.

9. **Scheduling next BOD meeting:** The annual Board of Directors' meeting is scheduled for February 11, 2021 at 11:00 AM.
10. **Adjournment:** Motion to adjourn was made by President Bloomquist, seconded by Dave Camire and the meeting was adjourned at 3:50 PM.

Respectively Submitted,
Dave Camire
Secretary