

# Minutes of the Everglades Club Annual Meeting

At 11:00 AM on February 11, 2021

**Note:** To prevent the spread of the virus, this meeting was held via video conference (Zoom) and teleconference (call-in).

Prior to the meeting, a roll call was taken to determine if we had a quorum. Seventeen units were represented (# 607, 613, 617, 625, 631, 633, 639, 643, 655, 657, 659, 661, 675, 681, 683, 685, 687). Three additional units were counted via mailed-in proxies (# 619, 635, 655) giving us a total of 20. We have 42 units and 51-percent, or 22 owners, must be present in person or by proxy to reach a quorum. The proxy notices sent are good for 90 days. Nikko Gikas of Moore Property Management (MPM) will contact residents not in attendance to pick up the proxies needed to reach a quorum.

1. **Call to order:** President Duane Bloomquist call the meeting to order at 11:11 AM the officers present were: President Duane Bloomquist, Treasurer Michelle Mills, 2<sup>nd</sup> Vice President William Pease, Secretary Dave Camire , 1<sup>st</sup> Vice President Dave Lyons and Nikko Gikas (MPM).
2. **Owners present:** See unit numbers above.
3. **Confirmation of Proof of Notice:** Notice of the meeting was posted by Nikko Gikas from MPM in accordance of Florida State Statutes.
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 to approve the minutes was moved by Dave Lyons and seconded by Bill Pease. The motion passed.
5. A vote to **roll over excess funds** was taken and approved unanimously.
6. A vote to **waive compilation by CPA of the financial statement for 2020** was taken and approved unanimously.

# Reports of Officers

## **Everglades Club Plumbing status**

President Bloomquist led a discussion on the status of our plumbing. He pointed out that due to damage caused by IRMA most of the stacks between units have been replaced. It is the association's responsibility to fix anything within the walls. Dave Lyons reported that he spent time with the presidents of Heron Club, Ixora Club and Jasmine Club to gain an understanding of what they are doing with their proactive plumbing projects. According to Dave, their projects are very expensive (generally \$100,000 at a minimum). Dave pointed out that President Bloomquist, along with Tom Pusich, put together a chart detailing what has been replaced. Also, the pipes in the courtyard were scoped 7-8 years ago, and they looked good at that time. Based on this information, we have decided it makes sense for us to replace pipes as needed unless new information dictates a new course of action.

## **Emotional Support Animals**

Recently we have had more support animals come into the facility. Since we are a non-pet association, it was felt that clarification of our obligations needed to be addressed. Bill Pease took on the task of researching this matter.

According to Bill, the ADA (American Disability Act) recognizes Service Animals. These are animals that are trained to perform a certain function for their owners. A familiar example of this would be a seeing-eye dog. As an organization, we are compliant with this law.

Bill also spoke to our attorney for clarification of our obligations for Emotional Support Animals. Bill stated, "If an individual has a letter from a doctor saying that they need an Emotional Support Animal, then we have an obligation to allow them to have a Support Animal."

The attorney pointed out that if we have a situation where the animal is causing problems (for example a barking dog, owner not cleaning up after the animal, or it becomes a danger) we have the right to say you can't have that animal. You can still have a support animal, but just not that one.

Bill summarized by saying "we have some flexibility and hopefully we won't have to employ our right in that regard. But should a situation arise where people are being disturbed in one fashion or another by a support animal, that someone has brought into the facility, there are ways to deal with that."

Bill's discussion was followed by a question and answer session and several points were clarified.

- Emotional Support Animals are not required to wear a vest.
- Emotional Support Animals are allowed to stay at the Everglades as long the owner has a doctors letter stating the need for the animal and the animal is not a nuisance.
- If a problem does arise, it can be reported directly to the President or any board member.

## Treasurer's Report

Michelle Mills provided a treasurer's report. We finished 2020 with a deficit of \$4,892. This was due to the following one-time charges:

- \$3,200 to replace the Everglades signs on 12<sup>th</sup> Ave S.
- \$1,200 for painting the railings in the Courtyard
- \$2,350 for gutter guards on the west end of the building

Our total retained earnings/prior year surplus total was \$47,594. Our year-end reserves total was \$179,784. This resulted in a total equity of \$227,378. Michelle stated that "The financial condition of the Everglades Club is strong as we enter 2021. We continue to provide the necessary level of funding that is consistent with our forward plans."

President Bloomquist added a historical perspective by pointing out that after meeting our financial obligations for Irma, we had approximately \$80K in reserves. This amount was a result of the \$2,000 hurricane assessment. Since that time we've been adding to that amount which brings us to our current number of \$179,784. Based on that level of funding, and barring any unforeseen expenses, we are on track to fund our future projects.

The 2021 budget saw an increase of \$100/year (or about 2%) to our Condo Association Fee. One of the reasons for this increase is the cost of flood insurance. Our cost for flood insurance has gone up 68% over these last four years. This is significant since flood casualty insurance accounts for about 40% of our total budget. Additionally , our VGOA assessment increased by \$2,500 in 2021. We will continually monitor these expenses going forward.

## **Old Business**

Owners were asked if they had any old business? We had no replies.

## **New Business**

Owners were asked if they had any new business? We had no replies.

## **Announcement of the 2021 Board of Directors**

Nikko Gikas (MPM) led a discussion on the make-up of the 2021 Everglades Club Board of Directors. The board consists of five members who serve a one-year term. In total, Nikko received five intents. The 2021 board will include Duane Bloomquist, Michelle Mills, William Pease, Dave Camire , and Dave Lyons.

## **Adjournment**

Nikko motioned to adjourn the meeting. The motion was moved by Dave Lyons and seconded by Dave Camire. The motion passed unanimously. The meeting was adjourned at 11:33 AM.

Respectively Submitted,  
Dave Camire  
Secretary