

Minutes of the Everglades Club BOD Meeting

At 10:00 AM on September 15, 2021

Note: The meeting was held via teleconference (call-in).

1. **Call to order:** President Duane Blomquist call the meeting to order at 10:00 AM the officers present were: President Duane Blomquist, Treasurer Michelle Mills, 2nd Vice President William Pease, Secretary Dave Camire, and Nikko Gikas from Moore Property Management (MPM).
2. **Establishment of Quorum:** A quorum was established with the required number of Board of Directors in attendance.
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 annual meeting and place the adopted approved minutes on file was made. The motion to approve the minutes was moved by Bill Pease and seconded by Dave Camire. The motion passed.
5. **Treasurer's Report:** Michelle Mills provided the following treasurer's report.

Total Income was \$164,725 against a budget of \$219,000.

Regular Maintenance Fees were \$163,800 against a budget of \$218,400 - under budget by \$54,600.

Expenses were \$111,525 against a budget of \$186,000 (under by \$74,475 - all line items were under budget - Hazard and Flood Insurance was under budget at \$32,000)

Operating Checking - \$79,187

Reserves/CD's - \$204,865

6. **Old Business:** President Blomquist reviewed upcoming projects, here is a summary of what was discussed.

Landscaping – This is a 5-6-year cycle.

Parking lot – Re-pavement in 2023 at an estimated cost of 23K.

Stair Railings – Replace as needed.

Painting Building – 10-year cycle. The next painting is scheduled for 2026.

Roof Replacement – This is scheduled for 2027.

7. **New Business:** The following new business was discussed.

Hazard and Flood Insurance: President Blomquist stated we could be looking at a sizable premium increase this coming year. The premium could be somewhere in the area of 95K to 100K. This is due to the number of natural disasters (including Irma) throughout the country. He further explained that, *"This is developing into a big issue not just for us, but for all home owners."* Florida statues for condo associations now make it mandatory that the budget be approved prior to January 6. President Blomquist pointed out we may be looking at an increase in condo association fees to cover the cost of insurance. This will be discussed further at our December 9 budget approval meeting.

Replacing Dave Lyons: Sadly, board member Dave Lyons passed away in August. President Blomquist asked Nikko if he can be replaced prior to the Board Elections. According to Nikko, we have the option of continuing as a 4-member board or we can elect a replacement through a duly posted meeting. This position would be filled until the end of Dave's term. Otherwise, the position will be filled at our annual elections. If anyone is interested in filling this position, please contact President Blomquist.

Fall Clean-up: In November the property will be evaluated for clean-up and repairs.

House Rule noncompliance: President Blomquist discussed exterior changes made to unit 629 that were inconsistent with the house rules. This included the installation of exterior lights and a change to the digits on the mailbox. President Blomquist will notify the owner that these changes are not consistent with house rules. It was also brought to the attention of the board that a scooter and storage box is being kept outside unit 663. The unit also contains a dog that prevented a resident from entering the laundry. President Blomquist will address these concerns with the owner.

Smoke Alarm battery replacement and termite inspection: Dave Camire will work with Tom Pusich and Nikko Gikas so that it is completed before winter residence start arriving. **Note:** This is the first time we are doing an annual termite inspection.

Budget Adoption Meeting: This meeting is set for December 9th at 10:00 am. Nikko pointed out that he needs to send a meeting notification to all owners 14 days prior to this meeting (November 26th). In order to do this, he will need our pro-former budget by November 22. The MPM accounting department will supply us with a budget template. The template will contain actual figures for January 1 through August 1. The months of September, October, November and December will contain estimated numbers. He recommended using this template to arrive at our final numbers.

Adjournment

President Blomquist motioned to adjourn the meeting. The motion was moved by Libby Blanton and seconded by Bill Pease. The motion passed unanimously. The meeting was adjourned at 10:42 AM.

Respectively Submitted,
Dave Camire
Secretary