

2022 Budget Adoption Meeting

At 10:10 AM on December 9, 2022

Note: The meeting was held via teleconference (call-in) and in person at the club house. We had planned a concurrent video stream, however due to a technical issue it wasn't possible.

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, Vice President William Pease, Secretary Dave Camire, and Nikko Gikas from Moore Property Management (MPM). Residents in attendance were: Eric & Dawn Baumeister #651, Libby Blanton #687, Judy Bloomquist #625, Jon Christenson #675, Barb Coleman #629, Vicki Denning #633, Suzanne Gay #619, Norma Johnson #601, Larry & Joan Lunt #603, Rae Martchek #647, Barb Vogel #631, Roy & Kathryn Williams # 641
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 with Florida State Statutes.
4. **Budget Proposal:**
 - a. **Present the 2022 Proposed Budget for unit owners' comments and questions:** Nikko Gikas opened the discussion asking for confirmation that everyone received a copy of the budget. President Blomquist then indicated that we will see an increase \$50 per quarter in our condo fees. This puts us somewhere in the middle compared to other Village Green buildings. The reason for the increase is due to a \$13,000 annual increase in hazard and flood insurance. The increase in our fees will generate \$8400. The difference will be made up by a decrease in landscaping fees, building maintenance fees and \$2000 from reserves. By the end of 2022 we will have \$280,900 in reserves for our capital projects. Our next planned capital project is painting the building in 2026. The cost of this is estimated at \$70,000. That will be followed by roof replacement in 2027 and in 2033 (estimated life of the roof).
 - b. **Vote to approve the 2022 budget:** President Blomquist made a motion to accept the 2022 Budget. The motion was seconded by Bill Pease and it passed unanimously by the BOD.
 - c. **Vote to approve Jon Christenson to the BOD to replace Dave Lyons:** The motion was made by Dave Camire and seconded by Duane Blomquist. The motion passed unanimously.
5. **Schedule annual membership meeting date and time:** Thursday, February 10, 2022 at 10:00 AM was approved.
6. **New Business:**

Rules and regulations on emotional support animals: This has become an issue at the Everglades. Bill Pease has researched this issue for the BOD. Here is a summary of his finding: *"Though Everglades Club has a 'no pets' policy, we are increasingly being called upon to allow owners and tenants with a documented medical need for an Emotional Support Animal (ESA) to keep such animals under specific circumstances. Consequently, it is recommended that the board adopt rules and regulations to address the keeping of emotional*

support animals at Everglades Club. Working with our attorney, we have developed RULES AND REGULATIONS REGARDING EMOTIONAL SUPPORT ANIMALS which are presented to the board for adoption addressing that subject.

These Rules and Regulations would be enforceable under Florida law. Generally, the statutes provide that, after due notice to the offending party and allowing the party an opportunity to appear before the board, the board may impose a penalty of up to \$100 per day with an accumulated maximum of \$1000. Prior to enforcing the penalty, the board is required to convene a Fine Committee consisting of at least 3 owners who shall not be board members or related to board members. At least 14-days notice must be given to the offending party to appear before the fine committee. After hearing the offender's defense, if the offender chooses to appear, the fine committee votes and, if it supports the fine, it will be enforced."

Nikko Gikas made a motion to accept the **rules and regulations regarding emotional support animals**. Michelle Mills seconded the motion. It passed unanimously.

Termites: President Blomquist and Mike Sonderby met with Orkan to determine a course of action. Our incident of termites is consistent with other similar buildings in SWFL. Orkan is going to inspect the property for structural damage. The result of the inspection will determine our course of action.

Adjournment: Nikko Gikas motioned to adjourn the meeting. The motion was moved by President Blomquist and seconded by Dave Camire. The motion passed unanimously. The meeting was adjourned at 10:35 AM.

Respectively Submitted,
Dave Camire
Secretary