

# Minutes of the Everglades Club Annual Meeting

At 10:00 AM on February 11, 2022

**Note:** This meeting was held via video conference (Zoom) and in person.

1. **Call to order:** Nikko Gikas called the meeting to order at 10:01 AM the officers present were: President Duane Bloomquist, Treasurer Jon Christenson, 2<sup>nd</sup> Vice President William Pease, Secretary Dave Camire and Nikko Gikas of Moore Property Management (MPM).

A roll call was taken to determine if we had a quorum. Fifteen units were represented (# 654, 623, 687, 625, 639, 657, 675, 633, 619, 659, 647, 607, 655, 673, 631, 683, 641) in addition to one proxy. This gave us a total of seventeen. 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. Subsequent to the meeting, six additional proxies (#627, 629, 611, 603, 605, 621) were received and mailed to Moore Property Management on February 11, 2022 for a total of 23.

2. **Owners present:** See unit numbers above.
3. **Confirmation of Proof of Notice:** Notice of the meeting was posted by Nikko Gikas (MPM) in accordance of Florida State Statutes.
4. **Approval of 2021 Annual 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 Bill Pease and seconded by Dave Camire. 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 2021** was taken and approved unanimously.
7. **Vote to waive compilation by CPA of Financial Statements for 2022** was taken and there were 12 yes votes and 2 no votes. The motion passed.

# Reports of Officers

## President's Report

Duane Bloomquist provided a president's report for last year (2021) and the coming year (2022).

We finished 2021 with a deficit of \$12,297. This was due to the following :

- \$6,781 overrun for Flood and Hazard insurance (\$3,673 paid in December of 2021 versus January 2022).
- \$8,344 overrun for ground maintenance (\$6,070 for the fall of 2020 for freshening). Paid in 2021.
- \$1,529 overrun for fire safety issues discovered during our annual inspection.
- \$1,050 under-run for our lawn maintenance. We made a double payment in October of 2020.
- \$1,340 under-run on our laundry room income. This is not a budgeted item.
- \$1,400 under-run on our utilities

For the calendar year of 2022, our quarterly dues will increase by \$200 for a total of \$5,400 per year. The reasons for the increase are:

- Our hazard insurance at \$51,000 was increased by \$4,000 for the 2021 budget and was \$3,000 higher than the actual 2021 expense.
- Flood insurance at \$47,000 was increased by \$9,000 to the 2021 budget and \$3,000 higher than 2021 actual expense.
- Ground maintenance at \$5,000 is \$2,000 less than 2021 budget (planning on less mulch) and \$10,300 less than the 2021 actual expense due to a re-calculation of expenditure paid in 2021 from 2020.
- Building maintenance at \$3,563 is \$3,400 less than 2021 budget and \$2,700 less than 2021 actual expense.
- Reserves at \$35,000 are \$2,000 higher than 2021 and we continue to fund our projected reserve requirements.

## Other Items of Interest

- **Plumbing** - Continue to monitor/address plumbing issues (replace vertical stacks).
- **Southwest Tunnel** - Damage to the southwest tunnel ceiling. According to Mitch Rothenburg it appears not to be structural. A contractor has been assigned.
- **Termites Service** - We all need to be vigilant. If you have a problem, please contact Orkin. There is no charge to you because this is covered by the Association. The possibility of tenting was discussed. The last time we were tented was around 2003 according to Bill Pease. Mitch Rothenburg described the two types of termites we have in Florida; subterranean termites that are very destructive and dry wood termites which are a nuisance termite. We have the dry wood type. Unless we have structural damage, we should not tent.
- **Summer watch** – This is required by House Rules. Units should be checked at least once a month. Duane requested that new residents submit the contact information of their summer watch person to him. Also, if your summer watch person has changed, please contact Duane. Norma Johnson suggested that a check list be supplied to your check person.
- **Rules and regulations regarding Emotional Support Animals** - Emotional support animals are recognized by state and federal law. If a resident supplies the proper medical paperwork from a doctor the animal is allowed. Bill Pease and our lawyer drafted a set of rules that were approved by the Board and are now part of the House Rules. If a resident does not comply with these rules the Board can impose a fine up to \$1000. A discussion on where the rules are located ensued. Jon Christenson suggested that we investigate having a website where we can post these types of documents. Dave Camire took this as an action item.
- **Audit requirements** – Duane Bloomquist led a discussion on recent fraud in Naples with a certain property management company. Nikko stated that he is too far away from the finances and accounting to comment. He did supply contacts from MPM that can answer our questions. We could have an audit and the cost would be in the area of \$6,000. However, Duane pointed out having a CPA check of our bank statements versus invoices would be more productive.

## Old Business

Janet Breloff noted that she hadn't seen all notices of board meetings. Noting that board members were appointed without a meeting. Duane pointed out that Florida statutes don't require a meeting to appoint an interim board member. Nikko added that all meetings are posted 14 days prior to the meeting and all of our meetings have been properly posted according to Florida statutes. The frequency of the meetings lately has been less due to need. It was decided another meeting will be set up for April.

## **Ratify all actions of the Board for 2021**

Dave Camire made the motion and Mitch Rothenburg second it. The motion passed.

## **Announcement of the 2022 Board of Directors and Positions**

Nikko Gikas (MPM) led a discussion on the make-up of the 2022 Everglades Club Board of Directors. The board is made up of five members who serve a one-year term. In total, Nikko received five intents. The 2022 board will include Duane Bloomquist (President), Jon Christenson (Treasurer), William Pease (Director), Mitch Rothenburg (Vice President), and Dave Camire (Secretary).

Bill Pease made the motion to accept the five candidates for the board. Dave Camire second it. The motion passed unanimously.

Bill Pease made the motion to accept the officer assignments listed above. Duane Bloomquist second it. The motion passed unanimously.

## **Adjournment**

Nikko motioned to adjourn the meeting. The motion was moved by Dave Camire and second by Jon Christenson. The motion passed unanimously. The meeting was adjourned at 11:03 AM.

Respectively Submitted,  
Dave Camire  
Secretary