

Minutes of the Everglades Club BOD Meeting

At 10:30 AM on April 14, 2022

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

1. **Call to order:** President Duane Bloomquist called the meeting to order at 10:30 AM. The officers present were: President Duane Bloomquist, Treasurer Jon Christenson, Vice President Mitch Rothenberg, Director William Pease, Secretary Dave Camire, and Nekko Gikas (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 with 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 Mitch Rothenberg and seconded by Jon Christenson. The motion passed.
5. **Treasurer's Report:** Jon Christenson provided the following treasurer's report.

Jon reported that in general we are on budget. The balance sheet is \$221,000 plus \$12,000 in the laundry fund and \$36,000 in the operating account. We did see an increase of 7% in our Flood insurance premiums. This was anticipated in the 2022 budget. We are still waiting to find out the increase in our Hazard insurance premiums. We won't know this until August.

We did have two unexpected expenses. We had to replace one washing machine at a cost of \$2,000. This had no impact on the budget since it was taken from the laundry fund. In addition, the east tunnel on 12th Ave needed a repair at a cost of \$4,450. We will cover this through our reserve accounts.

Old Business:

Everglades Club Website: Dave Camire gave a report on the progress of our new website (Evergladesclub.org). The purpose of the website is to foster communications between residents, make important documents easily available, provide important information to residents and promote upcoming events at the Everglades Club, the Village Green and Greater Naples.

Originally, Dave looked at building a custom site however, on a recommendation from Jon Christenson he looked into an outsourcing company named Neighborhood Link. The Neighborhood Link product was excellent, fulfilling all our current requirements. The product allows for building the site quickly and does not require programming experience. The cost is \$199/year.

Dave then gave a demo of the new site and answered questions on security. He expects the site to be completed within a few months and solicited help for the calendar and bulletin board sections.

Compilation Audit at MPM office: On February 25, 2022 Mike Sonderby, Duane Bloomquist and Jon Christenson performed a review of the past five months of financial and bank statements. No surprises were found. They recommend we do this on a yearly basis.

House rules related to patios: This agenda item was combined with next agenda item **Review/Approve Patio Proposal for # 607 (McCarthy's)**. Duane started the discussion with a general statement. "The exterior of the condo association is considered to be common ground which is the responsibility of the condo association Board of Directors to control and maintain. It can only be altered with the prior agreement of the association board. This is not based on Everglades Club or Village Green rules or regulations, but on a Florida statute for condominium associations.

As of today, the Everglades Club has seven patios. Each patio has a different kind of material or pavers, if it has pavers. Several of the patios are in disarray and are in need of various degrees of maintenance and or replacement. Most of the patios were done without board approval. Many just seemed to have happened in the "middle of the night" when adequate representation by the Board did not exist or the Board failed to execute its responsibilities.

On February 17, 2022 it was brought to the attention of the Board that the McCarthy's (# 607) were in the process of installing a patio without prior Board approval. After several discussions with the McCarthy's, a solution to the problem was agreed to pending Board approval which will be voted on today. The Board agrees to pay for the removal and replacement of the pavers that had been installed at a cost of \$350. Consistent with existing policy, the McCarthy's agreed to pay for the updated landscaping as directed by the Association at a cost of \$200.

In the future, any new or replacement of an existing patio that is approved by the Board will use the same pavers that have been installed in the courtyard at the owner's expense, or the same ones you step on when you walk out the front door of your unit. The owners are also responsible for any landscaping modifications deemed appropriate by the Association. Failure to comply will result in the removal of the pavers at the owner's expense.

The Everglades Club has spent a considerable amount of money during the past 10 years to create a landscaping environment that is the envy of Village Green. The Board will do everything in its power to maintain and improve what we have inherited."

Questions were open to the owners.

Q: Rick May asked if the association will pay for future patios?

A: The association will not pay for any future patios. An exception was made in the McCarthy's case due to what the Board believes was a misunderstanding relative to prior approval.

Q: Janet Breloff asked what the process was for requesting a change?

A: All requests should be sent to the Board of Directors for review/approval.

Duane Bloomquist made the motion that the Board pay \$350 for the replacement of McCarthy's patio, and that the McCarthy's pay \$200 for the updated landscaping. Mitch Rothenberg seconded the motion. It passed 5-0.

Summer Watch: Duane emphasized the importance of having a summer watch person. Three things are very important to check:

1. Turn off your water.
2. Shut off your hot water breaker.
3. Check for termites. Treatment is free through our contract with Orkin.

Adjournment: President Bloomquist motioned to adjourn the meeting. The motion was seconded by Dave Camire. The motion passed unanimously. The meeting was adjourned at 11:20 AM.

Respectively Submitted,
Dave Camire
Secretary