

AMELIA LAKE CONDOMINIUM ASSOCIATION, INC.
(A Corporation Not-for-Profit)
MINUTES OF MEETING OF BOARD OF DIRECTOR'S

The meeting of the Board of Director's was held on the date (*March 13, 2018*), time (*2:00pm*) and place (*Amelia Lake Clubhouse*) set forth in the Notice of Meeting fixing such time and place, and attached to the minutes of this meeting. Notice of Meeting was posted on the bulletin boards forty-eight (48) hours prior to the meeting, as well as emailed to all owners.

The following quorum was present:

Tom Skonie (President) *Sal Tuminello* (V.P.) *Bob Brock* (Secretary)
Ray Picone (Treasurer) *Ray Stakenas* (At Large)

The meeting was called to order by President *Skonie*.

Upon a Motion duly made (*Bob*), 2nd (*RayS*) and unanimously carried, it was: **RESOLVED** that the minutes of *February 1, 2018*, be approved as written.

Old Business

- *Tom* reviewed action being taken by *Belfor Restoration* and our insurance company regarding our claim of approximately \$3.6M for entire roof replacements. Insurance broker *Gino Littlestone* has been contacted by *Sandcastle* and advises that they are still awaiting the engineering reports. *RayP* said we had approximately \$497K in our roof reserve; the reserve clock will be reset for 25 years.
- *Tom* reiterated the new *Document* policy for leasing units for one year at a time; that each year has to be re-approved. Right now only two owners are affected.
- *Tom* said during the recent fire inspection access was unable to be made at each unit. *Damian, Sandcastle*, said only a certain percentage were required.

New Business

- *RayP* said effective *January, 2018*, we were in positive shape financially: \$20K was spent on emergency clean-up due to the hurricane; \$43K was spent to effect necessary and temporary roof repairs. Question asked regarding broken pipe protruding from roof of 2415. *Tom* said it would eventually be taken care of by *Belfor*.
- *RayS* initiated discussion of the erosion of the retention pond (lake) banks. Water is needed for our irrigation system which benefits everyone; much of the shoreline receded when the lake overflowed due to heavy hurricane rains. He said if we don't do maintenance soon, we will have a much bigger problem and expense due to necessary dredging of the entire lake; and, the irrigation pump would be subject to burning out.
- Question was asked relative to the cost. *Bob* stated we had already received one estimate in the amount of \$35K, that would cover the bare minimum needed to be done.
- *Frank Killoy* asked about the relationship of the lake to the well. *Tom* stated there were two different modes: the well replaces water into the lake and the lake water is then pumped out to provide irrigation throughout Amelia Lake.
- *RayP* said it had taken 18 months to repay the cost of the well into the reserve; that in the last two years we have saved \$30-\$40K annually.
- Question was asked if there was money in the reserve for the lake. *Ray* said it's dependent on the amount we receive from our insurance company covering complete damages, i.e., roofs, pavers, landscaping, lake, etc. The final numbers have yet to be received; but, we'll be able to take funds from the reserve and pool it into other items, since they were not straight-lined.
- *Drina Cordoso* said the middle island at the entrance needed work. *Tom* said two new lights had already been installed, as well as around the gazebo. A new directional sign has also been placed at the entrance-way.
- *Joan Shute* asked whether trees will be replaced as a result of the hurricane. *Sal* said any stump would be ground-up and replaced in the summer, or sod would take their place.

- *Frank* asked about the proposed assessment. *Tom* said a *Special Assessment Meeting* would take place on *April 12, 2018*. *RayP* said notice will be sent and posted 14 days prior to the meeting. *Sal* said the assessment would fall within the range of \$1,850-\$2,000. *Bob* said it would be equal to or less than other associations.
- *RayP* referred to the Master's *Spread Sheet*, dated *March 2, 2018*, and said it would be distributed to all. Falling Waters units will be assessed \$338 by the Master, payable in its' entirety by each association and due in October. Consequently, Amelia Lake will assess our owners \$338 plus an additional amount to take care of our own damages. *Tom* said all owners will be provided similar documentation and official letters.
- *Judy Renfrow* said the water features needed readjustment since daylight savings time—*Sal* said they are now scheduled from 9am to 10pm.
- *Joan Shute* reiterated her complaint that cricket moles were ruining part of her lawn--*Sandcastle* to handle.
- Discussion was had regarding multiple landscaping issues due to hurricane—*Sandcastle* to handle.
- Question asked regarding when pool construction would occur, since it will be very time-consuming. *Tom* said it was unknown, but could take up to 4 months, likely in 2019.
- *Sal* said 4 owners at 2390 (#'s 9,10,11,12) had submitted a written request to clean-up the area on church property immediately behind their units. *Sal* spoke to the church hierarchy and received tentative approval, but a written waiver was still required. Also, a waiver for Amelia Lake may also be required as per *Sandcastle*. A meeting will be arranged with the church to discuss what will actually be removed.
- *Tom* referred to the *Declaration of Condominium* provided by *Sandcastle* wherein *Section 10.1.5* deals with "Restrictions Imposed on Units Concerning the Use of Any Condominium Property." *Sandcastle* provided the following statement to all owners:
 "All property in front and behind the entry ways of your units is common area association property and not your personal property...no permanent structures, such as patios and including pavers are NOT [sic] allowed according to our bylaws and governing documents...removal of current plants that were installed by the Association and attempting to plant different plants or flowers is NOT allowed unless explicitly authorized by the Board."
- *Sal* referred to owners acting against each other regarding common property in front of their unit; stating that past boards have ignored similar issues, but if a push-comes-to-shove the board will vote on each issue individually. If necessary, everything will be removed by board action if owners are unable to settle the situation without reaching a compromise. Eventually, similar to Watercrest, we may re-do all the courtyards.
- *Sal* said going forward nothing can be done without written authority from the board. In retrospect, and currently, if neighbors complain the board will make a reasonable decision on a case-by-case basis.
- *Mike Bellissimo* said he had installed a small patio many years ago with leftover bricks—*Sal* said it will be left as is for now, but may come out based on circumstances.
- Question asked about moveable plants in pots—*Sal* said yes, they're okay.
- *Carol Norton* asked if she needed board approval to replace an attached plant trellis—*Sal* said yes.
- *Lorraine McDade* asked if stairways were scheduled to be repainted—*Sal* said all to be repaired and repainted within a year or two; colored paint samples were available so owners may take immediate action.
- *Doreen Burns* said the fences behind 2415 #1/#2 were falling down and needed repair-- *Tom* said they were on Master property—*Sandcastle* to handle.
- *RayP* spoke about garbage situations: the gazebo area had 4 recyclable bins on the exterior and 5 in the interior; there was currently a TV, table, and door all blocking the entrance-way; that we would have to call *Waste Management* for an extra pickup with an additional cost to the association. *Tom* said people sometimes throw recyclables all over the interior area without placing them in bins, and the same with garbage.

Upon a Motion duly made (RayP), 2nd (Sal) and unanimously carried, the President declared the meeting adjourned at 3:20pm.

Dated March 23, 2018

/s/Robert Brock, Secretary