

AMELIA LAKE CONDOMINIUM ASSOCIATION, INC.

(A Corporation Not-for-Profit)

MINUTES OF BOARD OF DIRECTORS MEETING

Organizational Meeting of the Board of Directors was held on *February 1, 2018*, at 2:30pm, at the *Falling Waters Clubhouse*, as set forth in the *Notice of Meeting* fixing such time and place. It is attached to the minutes and was posted on the bulletin boards 48 hours prior to the meeting.

The following quorum was present:

Tom Skonie (President) *Ray Picone* (Treasurer) *Bob Brock* (Secretary)

The meeting was called to order at 2:35pm, by President *Skonie*.

Upon a Motion duly made (*Bob*), 2nd (*Ray*), and unanimously carried, it was RESOLVED that the minutes of 10/30/17, be approved as written. (Copies were available).

REPORT OF OFFICERS

Tom Skonie provided the President's Report and named the members of the Amelia Lake Board of Directors: President—Tom Skonie, VP—Sal Tuminello, Treasurer—Ray Picone, Secretary—Bob Brock, Director—Ray Stakenas.

Tom said the hurricane loss assessment was being established and was unknown at this time. Regarding the dumpsters, *Sandcastle* was not responsible for maintaining the areas. *Belfor* and insurance company quotes for the roofs was also in the process of being established. Regarding 2380, 2390, 2400, and 2365 in the preserve, \$17,000 had been spent to clean up the areas.

Ray Picone provided the Treasurer's Report, indicating the following:

--2017 resulted in a loss of \$11,000

--Account #6307 was created for Hurricane Irma expenses

--Year-to-date \$31,000 has been spent, but will be closer to \$50,000

--60% of our budget goes to HotWire, Master, Water, and Insurance Packages

NEW BUSINESS

- *Bob* provided an *Emergency Preparedness Form* and explained the importance of filling it out upon receipt and returning to any board member. *Sandcastle* was instructed to email it to all owners.
- *Ray* and *Bob* discussed hurricane insurance Section HO-6; specifically, each owner would be able to recover all of any assessment(s), less deductible.
- *Ray* said due to funding situations landscaping issues would have to wait until 2019.
- *Ray* said 8 units were currently for sale; 3 were pending contract; 8 new owners moved in during the last 13 month period; and 32 current owners rent their units, all based on the new policy effective 3/17.
- *Tom* indicated the association should maintain keys to all units for emergency purposes, perhaps in the custody of the property manager; utility room box codes have been changed; and, regarding *Hotwire*, inquired if anyone was familiar with Power Point so we could have our own community channel.
- *Damian* reviewed the *Sandcastle* policy for contacting them: When in doubt, call *Sandcastle*.

ADJOURNMENT

Upon a Motion duly made (*Bob*), 2nd (*Ray*), and unanimously carried, the President declared the meeting adjourned at 3:10pm.

Dated February 27, 2018

/s/Robert Brock, Secretary