

**Colonial Manor West Condominium Association
Minutes of Annual Meeting
January 2, 2017**

Election of Chairperson - Tom Neubecker opened the meeting at 10:00 AM. He was elected Chairman of the meeting by a unanimous vote of members at the meeting.

Calling of the Role and Certifying Proxies - There were 19 people either in person or Proxy at the meeting which constituted a quorum (50% + 1 or 19 owners).

Proof of Notice – Tom presented the “Proof of Notice” document certifying that notice of the meeting was sent out to all owners as required by Florida law.

Minutes Approval - Rick Borman read the Minutes of the 2016 Annual Meeting. The minutes were accepted as written by unanimous vote (minutes from last year’s annual meeting can be found on the website).

Reports of Officers – Tom Neubecker presented the treasurer’s report. We have a significant surplus of funds from 2016 that we can carry into 2017 (almost \$32,000). This surplus was the result of two primary items:

- We negotiate a substantial decrease in our insurance costs.
- Our “Repair & Maintenance” expenses were about \$8,000 under budget.

Tom mentioned that this surplus was the reason we undertook the walkway painting, pool deck resurfacing and pool renovation projects (approximate cost \$30,000). Of this, we only paid ~\$5,500 so far (from the 2016 budget), so we still have to pay ~\$25,000 from the 2017 budget. The carryover funds from 2016 to 2017 will pay for this. (Note: This whole project is being accomplished WITHOUT any special assessment)!

Tom reported that our current checking account balance is \$102,398.70 (as of 1/2/17). Of this, \$4,439.67 is allocated to our escrow fund.

Vote on Reserves – The vote on waiving reserves was tallied. There were 18 votes in favor of waiving reserves and 1 vote against waiving reserves. As a result, reserves will NOT be collected for 2017.

NOTE: The Annual Meeting could only take place with a quorum of owners present in person or via their proxy. Since we have 36 units in the complex, we needed 50% + 1 (i.e. 19) owners present at the meeting. We JUST made it. If even ONE LESS person showed up or submitted a proxy then the meeting could not have been held, reserves could not have been waived and you would all now be responsible for paying reserves in 2017. This would have increased your condo fee by ~10%. That is why it is so very important to come to the meeting or send in your proxy. Please don’t let your apathy about the Annual Meeting put us at this level of risk next year.

New Business – Tom updated owners on the current walkway/deck/pool project.

The second and third floors have already been painted. The contractors indicated that the 1st floor was severely flaking when power washed in preparation for painting. This was probably because of a decorative textured application put on it years ago. They indicated that it needed to be ground down to

the original concrete for good adhesion of the paint. They gave us a window of opportunity to begin directly after Christmas. Tom gave them the go ahead since the pool gets little sun and low use in late Dec. & early Jan. Unfortunately, it ended up being a noisy and messy project which upset many owners. Tom apologized for the disruption it caused. He also indicated that if anyone could suggest a better way of doing this he was open to their suggestions. At least one owner objected to the job in its entirety. However, Tom pointed out that objections to the work should have been brought up at the November board meeting when the work was discussed and approved and not after the fact. Tom said that he will let everyone know of the expected completion time for the project as soon as he finds out.

Other Proposed Projects - Larry Farst reported on his research into having the parking lot repaved or resealed and the building repainted. He contacted 4 paving companies of which only one responded and came to the property.

The company indicated we have some issues with "dips" around the front parking area - especially around the water meter - which they suggested should be "raised" prior to the resealing. A quote was given to Larry to reseat the lot, restripe it, and repaint the tire stops. That amount was \$2,160 (note: it did NOT include filling in the low spots). Another company gave a quote of over \$3,000 for the same job. Larry will continue to try to get in touch with other companies to get more bids. To have asphalt (vs. resealing), would cost ~\$18,800, but that could deal with some of the low spots.

Larry continued with information regarding painting the complex. He had one company he has experience with give us a "ballpark" figure to paint the entire building, including the railings at \$29,800. Larry thinks this is too high and could be negotiated down if we are serious. Discussion was had about only painting the sides and back of the complex since much of the courtyard had been done by Dave Haglock over the years.

Charlie Perry suggested we should take care of the parking lot first (after our current project is complete) before any building painting project begins.

Tom Neubecker suggested that it would be a good idea to wait a while into our fiscal year to see how our budgeted "Repair & Maintenance" funds are doing. We could possibly do the work with no special assessment if sufficient funds remain.

Charlie Perry suggested that he thinks it would be a good idea to assess everyone an additional \$10.00 a month to build up "reserve". Tom indicated that this was not legal and that an easier way would be to increase the Repair & Maintenance budget when preparing next year's budget.

Lounge Chairs - Tom Neubecker suggested that since our lounge chairs (six) are weathering badly, but still structurally in very good shape, we have them painted and re-strung while the pool is closed down. Charlie Perry gave Tom the name of the company. We will consider to have them all painted and re-strapped. It would cost about \$100 per chair.

Owner Input – Several owners expressed their concerns about the increased number rental units in the complex (both short-term and long term). These rentals lead to an increased number of unknown individuals entering the complex, decreased security, increased insurance costs for the Association, an inability for new purchasers to get mortgages, and an overall decrease in the value of the units. The owners also questioned why we cannot screen prospective renters or purchasers of units. Other owners expressed concerns about suspected illicit drug use and trafficking on the property. The question was posed as to what we could do about these issues.

Tom indicated that he was sure almost everyone at the meeting agreed on these problems. He indicated that the ONLY means he was aware of to address these issues is to change the condo docs. Even then, any changes in rental limitations, screening, etc. could not be made retroactive, so the problem would still persist for years. He explained that we tried several years ago to change the documents, but were stopped in our efforts by one mortgagee who refused to agree to the change. (Remember, we need 80% of owners, which is 28 owners, PLUS 100% of mortgagees to approve any changes to the documents.

Eileen Hunt agreed to look into the issue in more depth to see if we could at least pass the limitation on rental change to the documents and if the mortgagee would agree to that change, before starting any document change process. Tom Neubecker indicated that any effort to change the condo documents would have to be chaired by another person or group of people as he was too busy with other issues. Nobody volunteered to chair such an effort.

There was a lengthy discussion on Airbnb's in our building and if permits from the City required. Tom indicated that permits are required. He believed that the owners had such permits. But the Condo Association is not a party to the process and plays no role in approving or disapproving such rentals.

People questioned why we are not "enforcing" some Rules. Again, Tom indicated there is no "mechanism" in our docs to enforce the rules. Owners said this was yet another reason to update our docs.

A question was raised by one person as to why some residents are allowed pets and others are not. Tom reviewed the history of the complex where the original docs (1969) said "no pets". Those docs were amended years ago to allow pets, but the changes were not properly adopted and registered with the county. As part of a 2006-2007 lawsuit settlement, most of the amendments to the condo docs were thrown out by the judge who dictated that we had to go back to our original documents. The judge did allow those who bought their units in good faith, thinking it was ok to have pets, to be grandfathered in. However, anyone who bought after 2007 would not be allowed to have pets (as per the docs).

Eileen Hunt talked about screening new residents years ago when she was on the board. Tom informed everyone it was "illegal" to screen because there is nothing in the docs giving us the authority to do so. Just because it was done years ago doesn't mean it was legal.

Kevin Dunne brought up three issues: 1) the washing machines being broken so frequently, 2) too many people have access to our gate code and 3) Republic not picking up our garbage on the appointed day.

Concerning the laundry and garbage issue, Kevin suggested we go with different companies. However, we have contracts with both companies which we cannot unilaterally void. One owner suggested more frequent pickup. Tom indicated this is an option, but would likely cost us an additional \$200/month. No decision was reached. Tom indicated that if the dumpster is not emptied by the afternoon of the pickup days (Tue. and Fri.) the Board should be notified and it will call the company to request a pickup.

There being no further questions, Tom made a motion to adjourn the meeting at 11:16. The vote was unanimous.

Respectfully submitted
Ricky Borman, Secretary