

COLONIAL MANOR WEST
Minutes – Board Meeting – June 16, 2021

The board meeting at 6:00 PM.

All 5 board members were in attendance (3 in person and 2 via Zoom) which constituted a quorum.

Minutes Approval – Reading of the minutes from the previous board meeting held on Jan. 2, 2021 was waived since they were published on the website. The minutes were approved as written by unanimous vote.

Treasurer's Report - Tom Neubecker reported that we have spent ~31% of our 2021 budget even though we are already almost 50% through the budget year. Our “repair & maintenance” budget is \$25,000 and to date we have spent about \$14,500 (~58%) on various repairs around the complex. This includes the following expenses:

Date	Amount	Purpose
11/15/2020	\$125.00	Laird Electric - Hot water tank hookup
11/18/2020	\$550.00	Paradise - leak in wall of unit 211
11/20/2020	\$350.00	Chris Welch - Drywall repair unit 108
11/20/2020	\$350.00	Simon Malak (reimbursement drywall repair in 211)
11/24/2020	\$386.00	Tri County - fire extinguisher inspections/repair
11/30/2020	\$100.00	Rick Mystic side gate repair
12/14/2020	\$100.00	Robert Tower - painting of dumpster room floor
12/24/2020	\$372.00	Paradise - '11 stack backup
1/13/2021	\$642.00	Atech - annual monitoring fee for fire system
2/2/2021	\$217.36	Replacement smoke alarms (8)
2/6/2021	\$350.00	Robert Tower - Annual bonus
2/9/2021	\$450.00	North FL drywall - repair of comm. Room ceiling
2/9/2021	\$980.00	Paradise - leak detection & repair
2/19/2021	\$319.93	New Grill
2/22/2021	\$245.10	Atech (battery replacement)
2/24/2021	\$490.00	Paradise (diagnose leak from 309 into 209/109)
3/1/2021	\$205.56	Paradise (AC leak into 103)
3/8/2021	\$4,290.00	Paradise (hot water line repair in wall of 309)
3/15/2021	\$263.00	Alba Tech (pool heater repair)
3/19/2021	\$505.06	Rick Mystic (asphalt patch, pick up of grill, sink replacement)
3/22/2021	\$375.00	Cynthia Brooks (reimbursement)
3/24/2021	\$1,328.12	Robichaud (drywall/shower floor repair in 309 & 310)
4/12/2021	\$175.00	Pool permit
5/12/2021	\$795.00	Paradise (water heater replacement)
5/13/2021	\$310.30	Atech (annual testing for city)
5/20/2021	\$100.00	Elevator permit
6/2/2021	<u>\$4,900.00</u>	Repair in '02 stack - Nomis Enterprise 202
	\$19,274.43	

While this looks like a lot of money, it covers repairs/maintenance/permits and inspections made over a 7- to 8-month period. A motion to ratify these expenditures was made by Dan and passed unanimously. However, we have to remember that our single largest expense (property & wind insurance) comes due in December. Last year that cost us almost \$44,000. This year, there could be a substantial increase. Simon reported that he spoke with several insurance agents and they all told us to expect an increase due to the worsening hurricanes season.

Regarding the special assessment, we have collected \$362,050 with another \$37,950 still to be collected. Out of these funds we have spent \$19,014 on the building renovation project (mostly engineering and legal) and another \$21,520 on the elevator. Nothing has been spent yet on the sewer line replacement project. This totals \$47,593 spent to date.

The balance in our checking account is \$53,250 and in the special assessment account is \$319,160. We have a liability on our corporate credit card of \$884.

Update for owners on renovation project – Ann, Dan and Tom updated the owners on why the renovation project has been delayed and its current status. Briefly, the original company that we had chosen (Robmar Construction) decided NOT to sign the contract after we had negotiated it with our lawyers. There were several reasons for this: They had too much work already, they lost workers during the pandemic, and they didn't like the penalty clause in our contract for delayed work (since acquisition of the aluminum railings was not in their control). As a result, the board decided to go to one of our backup bidders – Daniello, Salazar & Sons, Inc. – to see if their bid was still valid. The bid was still valid and they agreed to sign the contract. The permit applications have been signed by us and Daniello and have been submitted to the City for approval. Approval could take up to 30 days. Once the permit has been approved, the construction can begin. One good thing to come out of this is the fact that Daniello's bid was ~\$10,000 below Robmar's.

Sewer line replacement on the west side of the complex – As a reminder, the sewer line replacement under the west side of the complex was included in the recent special assessment. Originally, the board had planned to do this work after the renovation job was completed. But because of the delay, it was suggested we proceed with the project as soon as possible. The board obtained two updated bids from companies that had bid on the project last year – Paradise and 4-Star. The bid from 4-Star was \$124,000. The bid from Paradise was \$118,950. A motion to accept the Paradise bid was made by Gustavo and it passed unanimously. Tom will notify Paradise of our acceptance and ask them to obtain the permit and schedule the project ASAP. It is estimated that, once started, the project would take approximately 3 weeks to complete.

Returning furniture to the pool deck – During the pandemic, the county required that we remove furniture from the pool deck or have it disinfected regularly. After a time, they allowed the pool deck to be used at 50% capacity so we returned half the furniture. Now that the county has removed all restrictions, all furniture is allowed back on the pool deck. A motion was made to do this and it passed unanimously.

Reopening the pool and pool deck to short term renters and guests – During the pandemic, the county gave the board the authority to limit access to the pool and pool deck to owners and long-term renters – which we did. Now that the emergency orders have been lifted, it was suggested that we remove the access limitation as well. While several people still wanted to keep access limited to owners and long-term renters, the majority of the members present indicated that they were ok with reopening the pool and pool deck. A motion to do so was made by Dan and it passed by a vote of 4 in favor (Dan, Ann, Gustavo and Simon) and 1 against (Gerasim).

Discussion on updating our condo docs – Several people pointed out that our condo docs are in serious need of updating in order to address issues such as: mortgagee approval, size of the board, short-term rentals, pets, rights of first refusal, approval of purchasers/renters, annual meeting date, etc. Several approaches were discussed. In the end, it was decided to form a subcommittee to collect recommendations from owners for changes. The committee could take these changes to a lawyer and then get an estimate of cost and time to change them. The following people agreed to serve on this subcommittee: Rex Danielson, Tom Jones, Kevin Dunne, Simon Malak, Gustavo Pineiro & Dan Glendale. It is requested that all owners look over the current docs (which can be found on our website) and suggest specific changes. Tom Jones agreed to collect the suggestions and pass them onto the committee members. We would like these comments within the next 30 days or so (by July 15). So please pass them onto Tom Jones using the following email address: tjftl@aol.com. As a reminder, only the owners can change the condo documents with an 80% approval vote. The board and the officers have no power to change the docs. The board can only suggest changes and fund the change process.

Information on who is renting what unit and for how long – Dan pointed out that there is a section in our condo docs which requires that the names of any new owners or renters at the complex be shared with the board. While this is routinely done with new owners and new long-term renters, it is not done with short-term renters. Some owners felt there should not be an exemption for them. Gerasim discussed his discomfort at not knowing who was entering the complex and where they were going. Short-term rental owners discussed the difficulty of doing this and how it could be a privacy issue to provide names of people. Also, there was discussion of who would collect and disseminate this information and to whom it would go and how it would be used. In addition, some rentals are at the last minute. While there was vigorous disagreement over the issue, it was decided in the end, that Dan Glendale will collect this information (via email at: acarbuffcop@sbcglobal.net) and we will have to depend on the owners to follow this request.

Security Cameras – Dan brought up the possibility of installing security cameras at the entrances to the complex (something similar to a Ring doorbell). This would require an association-provided Wi-Fi internet service which the cameras could tie into. While several people liked the idea, a similar number of people did not like the idea. In addition, there was a question of whether or not security cameras would constitute a “material change” to the complex that would have to be voted on. Dan indicated that he would check with our lawyers to see if it would be a material change. No decision was reached since there was not consensus on the installation of cameras.

Termite Contract – The Association received the renewal notice for our termite protection plan on the roof structure. This is where 95% of our termite issues exist. We also had a contract for the community room – which we did not renew last year. The board decided unanimously that we should renew the contract for the roof but not for the community room. The cost of the renewal is \$540. Tom will send the invoice to Mike Moskowitz to pay.

Recovering the lounge chairs – Tom pointed out that the 6 lounge chairs in the pool area are starting to look very shabby. They were last recovered ~5 years ago at a cost of ~\$140/chair. The board unanimously approved a motion to have them repainted and recovered or replaced. Before doing so, Tom will check with Charlie Perry (who runs the beach chair concession on Ft. Lauderdale Beach) to see if he recommends recovering them or if he thinks we should purchase new ones. Also, Tom Jones will check with his condo association to see what they paid for their recently-recovered chairs.

Lock Repair – Several owners pointed out that the push button lock on the west gate is malfunctioning. The Board authorized Tom to hire a company to repair/replace the lock. It was suggested and agreed upon that we also look into having a push button lock installed on the gate to the east lot. Tom agreed to contact a locksmith to look into both issues.

Cleaning person – Robert Tower, our cleaning person, informed the board in early June that he was quitting his cleaning job at the complex. As a result, we need to ID a new person to clean. Ann Smalarz indicated that her partner was interested in the job. The board thought it was a good idea and so Ann will offer her the position. If she accepts, we will have her sign an “Independent Contractor” agreement before she begins work. Gerasim suggested that when/if she is hired, she try to work on a regular schedule so that we know when to expect cleaning issues to be addressed and when we should be out of the pool area.

Owner Questions & Comments – Eileen Borman made a special request that her comments be included in the minutes of the meeting. She reiterated that the board is responsible for the safety and security of the complex. She reviewed two recent incidents. The first was when there was a drunk occupant of unit 105 (a vacation rental) was sprawled out on the walkway in front of the unit. She was asked to take her drinking inside. She also lunged at a renter at the complex. Gerasim had to call the police to remove her. They were called second time to evict her when she would not leave. In a second incident, Eileen indicated that another vacation rental (unit 207) was being used over capacity and that the pool area was capacity and she was not able to use the pool. In addition, they partied until 11PM and had to be evicted from the pool by another resident. Both of these incidents, to her, make her feel that the complex is becoming a motel rather than a residential complex. She pleaded with the board that there be no more vacation rentals and allowed before things get even worse. Dan also pointed out that abusive behavior or use of the property by vacation rental occupants can be reported to the city at (954) 828-8000 if the vacation rental owners do not address the issues.

Appointment of a new VP – In early June, Ann Smalarz resigned her position as president of the board while remaining a director. She indicated that her job commitments were interfering with her responsibilities as president. As a result, Dan (the VP) indicated he automatically became President. However, some board members indicated that a new president could also be appointed by the board. After an extensive argument back and forth, it was decided that the board elect a new president. Both Dan Glendale and Gustavo Pineiro submitted their names to be the president. The Board elected Dan by a 3 to 2 vote of the board. There was confusion over the appointment of the Vice President with no formal vote taken.

There being no further questions, the meeting adjourned at ~8:10PM.

Respectfully submitted,
Tom Neubecker, Asst. Treasurer