

Colonial Manor West

Minutes of Board of Directors Meeting

April 25, 2015

The meeting was called to order at 7 PM by Tom Neubecker, President

Board Members Present - Tom Neubecker, Larry Farst, Kevin Dunne, Rick Borman, and Ann Smalarz. Seven other owners were also present.

Minutes Approval - Minutes of the January 2, 2015 Board Meeting were read and approved unanimously as written.

Treasurer's Report -The checking account has a current balance of \$81,878.81. This may seem like a lot of money, but we have a wind insurance bill coming due in September of ~\$44,000. Tom indicated that we have already overspent our repair and maintenance funds by ~\$3,300 for the year, even though we are only 1/3 of the way through the year. He indicated that we should be able to absorb a deficit of \$10,000 to \$15,000 due to surpluses in past year's budgets. However, if we have another sewer line failure (we have had 3 over the past 4 months) we may have to have a special assessment.

Review and Ratification of Expenditures since the last board meeting – The following expenditures, which occurred since the last board meeting in January, were reviewed and ratified by a unanimous vote:

| | | |
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| Legal Services | \$67.50 | Advice on remediating Unit #101 |
| ServePro | \$3,283.75 | Drywall repair in Unit #101 |
| Paradise Plumbing | \$695.00 | Diagnose plumbing problem in '02 stack |
| Paradise Plumbing | \$9,047.46 | '02 stack replacement, wall repair, permits |
| Drywall Doctor | \$500.00 | Drywall repair in '02 stack after plumbing work |
| Atech Fire | \$302.10 | Annual inspection and replacement batteries |
| Atech Fire | \$196.10 | Fire Alarm system repair |
| Paradise Plumbing | \$6,640.00 | '11 stack replacement and drywall repair |
| Total | \$20,731.91 | |

Additional smaller expenditures: (Registration with Florida Department of State, new flag kit, new grill, 9 LED Bulbs for lobbies, plants, new hose & nozzle, cleaning supplies, propane, printer ink, materials to build heater surround) totaling \$723.03 were also approved unanimously.

Discussion on Security Issues: The complex has recently experienced an increasing amounts of illegal (or suspected illegal) activity, This includes vandalism (e.g. glue in locks, tires slashed, cars keyed), theft (chairs & bicycles), hostile confrontations between residents, and possible drug activity (people phoning from outside the complex, getting the code, coming in to complex, then leaving quickly). These issues led to a lengthy discussion on possible ways to address security. The remedies suggest included:

- 1) **Install video recording system** to monitor all activities in the public areas. We have one estimate for the cost of such a system (\$12,000-\$15,000). The majority of owners at the meeting (but not all) were in favor of such a system. Because this is an “optional” expenditure, it was suggested that we should get the input of ALL owners before the board makes any decision. Tom Neubecker agreed to send a letter to all owners to see if this is something they feel is worth having a special assessment to fund it.
- 2) **Amend the condo documents** to give us the authority to screen potential owners & renters. The problem with this is that it would be a long and costly process, with no assurance of getting the changes made. Even if the changes were made, the criteria on which people could be rejected would be ill defined. Finally, there was nobody willing to work on a document change. So this approach will not be taken at this time. NOTE: We do encourage all owners who rent their units to perform a thorough background check since the individual owners DO have the right to do this!
- 3) **Change gate access.** It was suggested that we might go to an all key system (i.e. no punch code locks). But the problem with this is that we would have to provide keys to ALL our vendors, delivery people, etc. Plus, residents would have to physically go down to let guests in. Residents may then end up propping open the gates to let people in, thus defeating the purpose of the gates. Alternatively, we could change the codes for the gates. Again, this would not solve our problems as people are given the codes on a regular basis. Net: We don't plant to change the gate system at this time.

Power-washing of building – The board estimates that a thorough power washing would probably cost approximately \$2,000. Since we are already well over budget on repairs and maintenance for the year, it was decided to put this off until we have a better idea of our finances at the end of the year.

Galleria Mall Development Project - Tom Neubecker is trying to contact the five condo associations on NE 9th St and Middle River that surround the mall (Colonial Manor East, Park Ridge East, Ocean Sunrise, and Middle River Villas). We want to see if we can form a group that will be routinely consulted as the Mall development project progresses (in the same way that Coral Ridge, Victoria Park, Sunrise Intracoastal, etc. have done). As of the meeting he had heard back from Colonial Manor East and Park Ridge East, but not the remaining two condo complexes.

Owner Questions and Comments:

Regarding possible drug activity – Several owners noted that there have been many instances of strangers lingering in front of the complex. These people get on the phone and are given the key code access to the complex. They come in, go to a unit for a few minutes, and then leave. This is suspicious activity and it makes people who live concerned for their safety. It was recommended that the board send a letter to the owner of the unit(s) where this activity has been observed to see if they can address it.

Reporting confrontations to the police – Another owner shared a copy of a police report that they filed concerning an incident their tenant had with another owner. She indicated that the police told her to always file a report when such encounters happen. In this way, a pattern of behavior can be established which can be used in court when/if any owner wants to take legal action.

Rick Borman made a motion to adjourn the meeting at 8:15 PM - all agreed.

Respectfully submitted
Rick Borman, Secretary