

**COLONIAL MANOR WEST**  
**Minutes - CMW Budget Meeting**  
**April 8, 2025**

1. **Call to order** - The meeting was called to order at ~6:05 PM by Analia Tower and Derik Wagner. In person at the meeting. Two board members were in attendance via Zoom: Gerasim Nyagolov, and Simon Malak and not attendance for the president Doug Mulford. Also present were owners from units: 208 and 304. By Zoom: 105, 203, 205, 206, 305.
  
2. **Updates:**  
**Treasurer's Report –**
  - a. Financial report/ Insurance update:Treasurer reported that we saved nearly \$47,000 in insurance payment savings and accordingly believes that there will be no need to issue a HOA reserve payment for the year of 2025. That is based on the fact that we already paid \$2000 for a rec room AC sub unit that was to be taken from reserves and the fact that there is further expected saving based on line items that we would end up saving on.
  
  - b. Treasurer also discussed the following budgets items:
    - TECO GAS:** over budget. We will compare the increased amount according to previous bills and also determine possible gas leaks.
    - LICENSES:** We paid them early in the year that's why shows over budget.
  
3. **Tasks completed as a board to date:**
  - **109 New owners: Mr and Mrs. Bidone will live at the unit.**Welcome them when you see them around!
  
  - **Elevator:** Derik Wagner and Doug Mulford to work on clarifying bill paid for approx \$9000, what is the amount for inspection and what is included in the final price?
  
  - **Laundry machines:**. We signed a new contract on Feb. 6, 2025 and we are still waiting for them to install the new machines. Analia to email them to get an estimated date of delivery.  
**UPDATE: They said around May 28, 2025**
  
  - **Pool area:**

Increase in gas bill (TECO). We will email the pool company to see what can be done to inspect for a leak.

Discussed chlorine levels as per owner unit 304 levels are always off. As per last Health Department inspection levels are good. Other owners discussed that if levels were off pool should be green after all this time and after so many people using the pool all the past weeks.

We need to remember to keep bathrooms open during pool hours and remove chairs 4ft from pool- All this after the Health inspector visit.

Also discussed with owner #304 the installation of the new feeder for \$990 and the 2 options the pool company offered us.

We will also ask Robert Tower for an estimate for the caulking of the pool area.

**FRIENDLY REMINDERS:**  
**CLOSE UMBRELLAS AFTER YOU USE THEM (ONE UMBRELLA IS ALREADY BROKEN)**

**LEAVE POOL AREA BATHROOMS OPEN DURING POOL HOURS!!!!**

- **AC Recreational room:** JP Florida Air Conditioning installed for \$1949. It is working properly.
- **Recycling bins and dumpster:** We decided to discontinue the recycling bins as they are not being used properly. Instead we will order an extra pick up date for the dumpster.

**STILL PLEASE BE KIND AND DO NOT DISPOSE ANY TRASH IF DUMPSTER IS FULL. FOLLOW THE PROCEDURES TO DISPOSE BOXES. WE WILL KEEP ENFORCING THIS WITH FINES IF NECESSARY.**

- **Mailbox:** some boxes need to be repaired. We will look into that and proceed to get the work done (estimate provided first). Probably Robert Tower
- **Airbnb:** It is important the Vacation Rental Owners/Managers inform their guests of the Building rules. The Board will keep the **8 hours** to resolve the violation. We all agreed it is important to work as a team and for the best interest of all the residents. Owners/managers need to cooperate and enforce the rules and make sure their guests comply with all the city and building regulations. We will keep reporting any violation to the platforms (Airbnb/ VRBO And the City of Ft Lauderdale).

**3. Owner input and questions:**

**Owner #205** asked about emotional support pets policy. She is thinking of renting her unit probably for 6 months to someone with an emotional support pet. Board explained that she needs to submit all documentation supporting the pet for emotional support.

**4. Adjourn: 7:10 pm**

**PLEASE NOTE THAT DUE TO SIMON MALAK (TREASURER) AND ANALIA TOWER (SECRETARY) PREVIOUS COMMITMENTS, THEY HAD TO LEAVE THE MEETING EARLIER AND SOME ISSUES MAYBE WERE NOT ADDRESSED.**

**PLEASE FEEL FREE TO CONTACT THE BOARD WITH ANY QUESTIONS/CONCERNS.**