

COLONIAL MANOR WEST
Minutes - CMW Budget Meeting
October 7, 2025

1. **Call to order** - The meeting was called to order at ~6:05 PM by Analia Tower and Derik Wagner. Only Analia Tower-Secretary- was present at the meeting. Derik Wagner, Simon Malak were via zoom and at a later time Doug Mulford joined also via zoom. Also present were owners from units: 107, 108, 111, 206, 208 and 304. And By Zoom: owners from units 105, 203.

2. **Updates:**
Treasurer's Report –
 - a. Simon presented financial updates, highlighting that flood insurance renewal was delayed to align with other policy renewals in March 2026, but needed to ask the insurance agent about this as some owners can be affected as they need to present it to their mortgage/bank company. The reserve fund was fully funded after covering an air conditioning unit replacement. The board also discussed permit issues with the fire department, which resulted in late fees, and the reason for the over budget in this item.

 - b. Treasurer also discussed the following budgets items:
 - TECO GAS:** over budget. Increased by TECO. The board reviewed utility bills, noting that TECO heating costs were similar between 2024 and 2025, with monthly variations due to temperature settings and usage.

3. **Tasks completed as a board to date:**
 - **Dispute regarding access to units 207 and 307:**

Previously there was an electrical and Freon leak issue affecting the rec room air conditioning system. It was determined by a contractor called by Simon and after Board approval that running a new electrical line outside the building was necessary after finding a damaged conduit in the wall, though the exact cause of the damage remains unknown. The association ultimately decided to install a subcompact unit instead of repairing the existing system due to the complexity and cost of fixing the Freon leak. Chris requested to see the vendor report detailing how the electrical problems were diagnosed, as he needed to understand how the in-wall pipes were damaged as their AC unit (107) was not working at the same time this incident happened.

Also between those units 107 and 207 it was a fire alarm connection wiring incident involving a crimped line running through apartment 207, with ATECH confirming the crimped line was in 207. Reports were shown. Simon left the meeting due to another meeting he needed to attend. Derik Wagner answered Chris' questions and mentioned that the wire might have been pulled up from the floor (as the picture shown), but after seeing a video of the scene, he acknowledged his assumption was incorrect. The group agreed to review additional evidence, including a video of the area, to further investigate the cause of the wire damage. The Board came up with their conclusion as a picture shown and the understanding that the line was changed from the bottom up and discussed by the Board. Simon as the owner of 207, deferred to vote on this matter as to avoid a conflict of interest and the remaining attending board members voted on how to proceed. It was decided this way in a meeting only Board members attended. This meeting was also questioned by 107 owners and 304 owners. The board discussed the dispute regarding

wall damage and associated repair costs in unit 207, where Simon is the owner. Gustavo Piñeiro suggested conducting an investigation to determine if construction work was done in the walls, potentially involving the board in paying for repairs if construction was done without proper authorization. The board agreed that an investigation was needed, with Derik requesting to see the damage firsthand before making any decisions about costs. The discussion concluded with Gustavo offering to lead the investigation, though he declined to take on that role.

The board decided to plan an inspection of unit 207, which will be conducted by Derek and Analia with 107 contractor and owner(s) the next day Wednesday October 8, 2025 at 5 PM, pending Simon's approval. An email was sent out to all parties during this discussion.

- **310 New owner: Ms. Eliana Perez** (Analia Tower's cousin)
- **Elevator:** Derik Wagner still waiting for Motion Elevator's response about the repair of the elevator's car door restrictor . A discussion was made that this issue needs to be expedited and to request the company to work on this as soon as possible.
- **Laundry machines:** New machines arrived and all seems to be working fine. If you use the app it is better as you can see all transactions history, request refund and request service.
- **Pool area:** Robert Tower working on caulking and painting the ring area. Next will be the inside of the ring, and then we will discuss the paint of the floor.

FRIENDLY REMINDERS:

CLOSE UMBRELLAS AFTER YOU USE THEM (ONE UMBRELLA IS ALREADY BROKEN)

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

- **Recycling bins and dumpster:** We switched to Waste Management and they will start October 31, 2025 or November 3, 2025- to be determined- 3 picks ups weekly and no longer recycling bins.

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.

- **Airbnb:** Was a discussion about the increase of water bill, usage of the laundry machines and other expenses. Also residents asked how we can incorporate new rules to avoid all this. Analia reminded the attendees that the By Laws state a 20 days period to approve any sale, rent. But this never applied to AirBnB and now you can't enforce it as you have 14 units under AirBnB. But we can enforce new rules if the Board passes them. Also the residents who are concerned about this, can postulate themselves for the next Board elections and work on this issue.
- The board discussed a bee/wasp infestation in the building, with Analia reporting that it had received estimates ranging from \$800 to \$1,750 for removal services, and Derik offering to circulate the proposals to board members for review. It was decided to call GotBeez and send to the rest of the Board the estimate to get signed, pay the deposit and start the removal as soon as the company is available. Analia was going to follow up on this.

- Derik discussed the estimate we received about the installation of security cameras, with a proposal for 7 cameras to cover key areas of the building, though the board expressed concern about the high cost. This was the first estimate. We will need to look and compare with other companies to see if we can obtain it at a better price.

4. Owner input and questions:

Owners 107, 108, 304 Concerns raised about illegal special board meetings that occurred without proper representation (for the issue between units 107 and 207), with Eileen noting that such meetings require minutes and full association attendance except in emergencies, and posting the notice of the meeting as we do with all the meetings and owners from 107 stating that if this matter was about them, they didn't have a chance to be heard.

5. Adjourn: 9:10 pm