

COLONIAL MANOR WEST
Minutes - Annual Board of Directors Meeting
& Organizational Board Meeting
February 11, 2025

Call to order - The meeting was called to order at ~6:15 PM by Simon Malak. The four board members were in attendance either in person or via Zoom: Gerasim Nyagolov, Gustavo Pineiro, Simon Malak and Analia Tower which constituted a quorum. Also present were the following owners from units: 108, 109, 206, 302, 304. By proxy: 201, 208, 209, 211, 301, 312. By zoom: 103, 112, 204, 205, 303, 305, 306, 310. Unit 303 was present at the meeting later during the meeting.

Approval of minutes - A motion was made to approve the minutes of the last board meeting (11/18/24). The minutes were accepted as written by a unanimous vote.

Treasurer's Report –

1. *Review the Revised Budget for 2025 was approved and the Treasurer received the first draft of the renewal policy for Wind. With the estimated renewal cost, the Treasurer believes that the association will be able to fund the remaining \$50,000 needed to be funded for the reserve fund in 2025.*
2. *Review the proposed plan as stated in the last board meeting to use any excess amounts in the operating account by the end of 2024 plus savings after we pay off the insurance in March to completely fund the Reserve requirement for 2025. Depending on maintenance costs and expenses in 2025, the Association can determine if we have any money to fund next year's reserve requirement like done for 2025.*

Board Members: **Doug Mulford (unit 302)** was unanimously approved as a new member holding the seat of **President**.

Derik Wagner (unit 303) was unanimously approved as a new member holding the seat of **Vice President**. The resignation of Gustavo Pineiro (as President) was accepted.

Board members 2025:

President:

Doug Mulford

Vice President:

Derik Wagner

Treasurer:

Simon Malak

Secretary:

Analia Tower

Director:

Gerasim Nyagolov

Insurance update: Treasurer has received the renewal policy for the Wind Insurance for 2025 and is waiting to see if new providers can provide better rates as well as our insurance Brokers blessings to pay and renew. As of now, the broker is still searching for better pricing since this policy is due by March 31, 2025.

Other Updates

Concerns about the building maintenance and repairs was brought up from owner unit 304. Here are some of them.: Owner will email a list of repairs. **Please note that all be considered and decide to do after paying the insurance in February 2025.**

1. **AC meeting room:** as previously discussed in the meeting on Nov. 18, 2024 as per Gustavo Pineiro to look into a split system Which looks cheaper and convenient to do. More information will be provided when we obtain 2 or 3 bids for the job.
2. Gerasim Unit #101 proposed a **security camera system**. More information will be provided. Not more information was disclosed during the meeting. We need to discuss and find out costs and installation.
3. **Pool:** Caulking, painting, and deep cleaning, were discussed.
4. **Laundry machines:** we signed a new contract:
4 Year Term
Laundry room will have 3 Speed Queen Top Load Washers, 3 Speed Queen Electric Dryers
All Machines will take Coin and CSC Pay
We will service the machines.
We collect the first \$42.00 Per Machine Per Month
We will split the collections and pay a commission of 60%
Vend Price Per Wash will be \$ 2.25
Vend Price Per Dry will be \$ 2.25
5. **Unit 109 is for sale.** Closing date is March 14, 2025. Owners can exercise their Right of First Refusal until March 4, 2025.
6. Owner unit 305 mentioned her unit is no longer listed as short term rental.
7. **Airbnb Issues:** Concerns were raised about Airbnb units. Owners #309 brought up the discussion that our by-laws do not consider short term rentals units and that there is an interpretation issue. Owners 206, 109, 108, 304 agree with this issue, but in order to change this we need to go to court.
Currently we have 14 units listed as Airbnb. Secretary Analia Tower printed out some units listed at VRBO and Airbnb websites and listed their violations. Some of them the occupancy exceeded the City of Ft Lauderdale regulation, also some listed pets are allowed and a unit listed offering parking spaces for an extra cost. After a long hour of discussion, **owner unit 302 (current Board President, Doug Mulford) stated he will assist to comply with both the city and building rules**, including those related to occupancy limits and any other issues. This was also agreed with owner unit 303. The Secretary will continue sending First warning violations emails (8 hours required to comply or a fine \$250 will be applied). This email will be also forward to Doug Mulford (Unit 302) to assist to comply with the rules and resolve the issue.

8. Secretary will draft an email with the rules to send to Airbnb owners and Doug Mulford will review it. Rules include: maximum occupancy, laundry rules, parking rules, noise regulation, keeping common areas clean and being respectful using common areas., disposal of the trash, don't overload the dumpster or recycling bins.
9. Secretary asked for an increase in the fine from \$250 to \$350. That was not approved by a majority of the board.
10. We are in need of a towing company. The sign we have outside with that phone number is not working. Several owners had issues with cars parking in that owner spot. We also remembered owners from Airbnb units that they need to communicate with their guests about the parking spot assigned to their unit. Guest spots are for guests, a few hours for a guest visiting.
11. Reminded again about the dumpster and not to overfill. The same with the recycling bins. We will impose a fine on the unit who doesn't comply with this. If you are moving in, or doing some construction you need to be considerate of the building and fellow association owners and arrange your own disposal of your trash.

Adjourn – ~8: 46