

COLONIAL MANOR WEST
Minutes - CMW Quarterly Board of Directors Meeting
October 23, 2024

1. **Call to order** - The meeting was called to order at ~6:05 PM by Simon Malak. Four board members were in attendance in person or via Zoom: Gerasim Nyagolov, Gustavo Pineiro, Simon Malak and Analia Tower. Also present were owners from units: 208 (in person) and by Zoom 203, 204, 206 and 303.
2. **Approval of minutes** - A motion was made to waive the reading of the minutes of the last board meeting since they were available in a previous email. The minutes were accepted as written by a unanimous vote.
3. **Updates:**

Treasurer's Report –

- a. Review of the quarterly financial report that was sent with this Agenda .
- i. Projections for the budget for next year is at \$237k based on the 3rd Quarter of 2024. Discussed the attached proposed unit breakdown.
- b. Update on the new bank account at South Central Bank of Kentucky and money deposited. Chase bank account for the reserve will be closed since they required \$100,000 in each account and we were charged \$95 monthly fees. As per Simon's business relationship with them, charges were reversed for 1 month and 505 for the 2nd month in June. Since then we have been charged the monthly \$95. We opened a new money market liquid account with South Central Bank of Kentucky that pays APY 5.1% interest on the money. The authorized signers are Simon Malak as Treasurer and Analia Tower as Secretary. We withdrew \$5717.22 from our operating account to complete the \$100K deposit into SCBK. Any money left over from this year's operating account after paying off all expenses, will go into this new reserve account to fund next year's reserve collection requirement and decrease the need to pay into the reserve from owners. By the end of the 1st Q of 2025, we can determine how much the **Wind And Flood Insurance** will cost and how much of the Annual \$75k reserve allocation we need to place in the reserve account in SCBK. We can rest assured that we have already decreased the \$75k requirement by \$25k that was to open the initial SCBK account but by February 2025 we can see how much is left over from paying **our biggest expense (Wind Insurance Coverage)** and how much we can place in the reserve to determine what the we need to collect. **So the reserve collection amounts will be determined by February of 2025 and if any is needed to be collected to fund the remaining \$50k for 2025, will be split among the remaining 10 months of the year.**
- c. We moved accounts from Chase to Wells Fargo to avoid a monthly maintenance fee of \$35, as Well Fargo only requires a minimum balance of \$500. Simon and Analia are the authorizer signers. All paperwork for the opening of the account was done at the branch across Galleria Mall on Friday October 18, 2024. We will close Chase as soon as all recurring payments, bill pays are all set with Wells Fargo.
- d. Tasks completed as a board to date:
 1. Unit 311 was sold. New owner is Simon Malak through an LLC. The unit was bought with open walls and ceilings due to extensive mold remediation in the process of putting back the

walls in bathrooms and kitchen, the interior plumbing inside the walls (supply lines, drains and air vents) were found in need of replacement. The board has reviewed 4 bids and will be doing the work based on the cheapest bid to replace the plumbing inside the walls (which is an association's responsibility) for \$3,500 originally but now needs an update valve so it will be approximately \$3750 (**an increase of \$250.**)

2. **ACE Cleaning Services** was replaced by **Robert Tower (owner #309)**. Deep cleaning done and maintenance of common areas weekly done, plus laundry rooms for **\$700 a month**. All is going well and we appreciate everyone's cooperation.
3. **Elevator** – completion of the DLM work was completed in late September. Due to several incorrect billings by the new owners of Motion (Axiom), we are withholding payment until all invoices that have been audited, checked and disputes are resolved. Treasurer has audited two full years of billing and has found that they are trying to send us a statement for nearly \$8230.86 in invoices of which he disputed a nearly \$2800. In duplicate work to fix the same issues. **We owe approximately \$5600.**
4. **Pike Construction and FPL**: FPL through Pike has come in and changed the main terminals on the existing pools and is scheduled to ultimately change the pools to the new concrete pools that can handle hurricanes AT&T still needs to remove cell phone tower attachments and Wifi antennas. Once removed, they will replace new poles and reattached connections. Upon complete completion of the project FPL promised to reseed the grass area in the back where the pulses were replaced and reseal the side parking.
5. **Laundry machines**: Analia reported the washer on 3rd floor not working and this was fixed. Simon to negotiate new machines or better percentage per machine. Once their contract is up, we will see if we need to renegotiate the contract or replace the vendor. **Analia will review the contract.**
6. **Truly Nolen annual inspection**: was done on September 6, 2024. Also 2 other Units needed inspection: #303 wasn't done before as we couldn't enter; and #306 requested due to some activity in the living room. Truly Nolen came and #303 was fine; #306 was treated. Kindly remind the owners that our contract only includes treatment of the units where the termite activity is detected coming from the roof, outside walls. It does not include termite activity treatment between wall units. This will be at each owner's expense.
7. **ATech Alarm System Inspection**. Passed successfully and all was good as per their report. But we received an email from Ft Lauderdale Fire Rescue where they list a deficiency found and an order to comply in a month (Nov.9,2024). The deficiency was: " Pull Station near 210". Analia contacted ATech sked what was going on as the report was successful. They took care of that and the Inspection was successfully passed.
8. **Waste Management taking over Republic**. We will check when our contract expires with Republic so we can compare the costs and if it is a better deal we can switch companies before the contract expires so it doesn't cause an automatic renewal. **Analia will review the contract.**
9. The Board voted in favor to assist owner from #208 with the repairs of the damage she claimed caused by a leak from #308. We will assist her with \$350. Owner of #208 provided pictures, documents and the cost of damage repair. We put it on our files and kept it for our records.

4. New Matters/Issues:

- a. **Pool area**: umbrellas, chair issues. We will purchase new pool furniture. We will shop around for prices.

- b. **Freedom** came on **October 10, 2024** as per the Florida Health Department Failed Inspection on Sept. 18, 2024.

Violations

1. Deck/Hallways obstructed by chairs - **PLEASE MAKE SURE ALL RESIDENT TRY TO HELP KEEP THIS IN ORDER.**
 2. Gutter grates missing - **REPLACED**
 3. Restroom access not provided - **KEEP BATHROOM DOORS OPEN TO REC ROOM**
 4. Chlor stabilizer - We have two SALT SYSTEM options to be discussed, but **the Board voted to wait until next year April/ May 2025 for a decision.**
 5. PH feeder - **INSTALLED NEW FEEDER FOR \$990**
 6. Maintenance log - Has been discussed and will be handled.
 7. Other walls inlet missing - Will be replaced and is being ordered and billed separately.
- c. **AirBnB:** It is important the Vacation Rental Owners/Managers inform their guests of the Building rules. The Board voted to extend **from 1 hour to 8 hours** to resolve the violation. Owner/manager #103 in disagreement with her fine from August 11, 2024 as she considers it not fair and said she can prove that the trash bags were not trash and they were not there for the amount of time Analia stated. Manager of 103 stated that she will submit proof that it was not there for days as Analia stated. **Proof submission is still pending.**
 - d. **Unit 205** Contract didn't go through with that potential buyer. Buyer wasn't approved by his mortgage company/bank. So it will put it for sale again.
 - e. **Nick the gardener** came and on Sept 27, 2024 took care of a better trimming of the front garden and all the hedges. Need to decide on the back garden as some plants/trees are from neighbors. He recommended we talk about what we would like to do. He gets paid for maintaining the garden so if we need something extra he can give us an estimate and we can decide.
 - f. **AC Recreational room issue:** Not working. Some leak in the copper lines inside the wall units all the way to the roof. The AC technician was here on October 4, 2024 and recommended we contact a big company to replace the whole line and replace the handler and compressor in the room. Paradise Plumbing came on October 10, 2024 to determine an estimate to repair the leak or install new lines and a new unit. The Board is sending via email the estimates. **The Board also voted to wait until the beginning of next year to replace it.**
 - g. Repair of door east side of the pool.- **Pending**

5. Owner input and questions:

- a. Analia read Eileen Borman's email (Owner #304) as she couldn't attend. Most of the concerns in her email were about buying pool furniture, Nick the Gardener and the Laundry machines which Analia will work on reviewing the contract so we can decide.
Analia will also shop around for the pool furniture.

6. Adjourn: 7:07 pm