

Promenades East Condo Association, Inc.
Annual Meeting Minutes
February 11, 2019

Call Meeting to Order:

Anne Heinen

The 2019 Annual Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:00 p.m.

Opening of Meeting

Anne Heinen

I would like to note that this meeting is being recorded both audio and video and please silence your cell phones.

Proof of Notice of Meeting

Terry Owens

Proof of notice of this meeting was established with agendas being mailed to the last known address on or before January 16, 2019 and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies. The agendas were also emailed to the owners that have supplied their email address to the office.

Roll Call and Certifying Quorum

Anne Heinen

A Quorum is established with 95 residents present by attendance or proxy.

Directors Roll Call

Anne Heinen

Roll Call of Directors:

Present: Anne Heinen: Vice-Pres., Steve Wilson: Secretary, Pat Vasquez: Treasurer, Peggy Riccio: Director, Allyn Rotthoff: Director, Sheila Momeni: Director, Angela Cash: Director

Courtesy During Meeting

Anne Heinen

During this meeting it is very important for each speaker to stand and loudly and clearly state their name and unit number before speaking. Please do not speak when someone else is speaking.

Reading of Previous Annual Meeting Minutes

Steve Wilson

Is there a motion to forego the reading of the 2018 annual meeting minutes?

A motion to forego the reading of the 2018 annual meeting minutes as posted was made by Peggy Riccio of unit #511 and seconded by Pat Vasquez of unit #407. There was no further discussion, the motion was voted on and passed unanimously.

Is there a motion to approve the 2018 annual meeting minutes?

Anne Heinen

A motion to approve the 2018 annual meeting minutes as posted was made by Steve Wilson of unit #431 and seconded by Bill Sullivan of unit #333. There was no further discussion, the motion was voted on and passed unanimously.

Officer's Reports

President's Remarks

Anne Heinen

Welcome Everyone. It is good to see so many of you in attendance for the annual meeting. There will not be an election at this annual meeting as elections were last year for a two-year term. I would like to thank my fellow board members, our manager, Terry Owens, and the unit owners who served on various committees for making this a very successful year.

Another mark of success is the ability to maintain and continue improvements while holding down costs. The maintenance fees stayed the same as last year. We did have a special assessment this year to repair leaks and from all indications, it was very successful. I would like to note, that if we had adopted pooling

reserves at the 2018 annual meeting, the special assessment would not have been necessary. We, once again are voting on whether to go to pooling reserves and will announce the outcome later in this meeting. We are financially sound including fully funded reserves to handle future upkeep. It is my hope that the board of directors will continue to build on this success.

Complaints received:

Leaking windows
Excessive noise disturbing residents
Contractors making a mess & not cleaning up in hallways, elevator lobbies and elevators
Visitors parking in owner registered parking spaces
Leaving a vehicle unattended in the fire lane in the garage
Owners parking in guest parking
Vehicles leaking fluid
Unregistered vehicles parked on property
Not showering at pool
Unregistered guests
Loud radios and TV's & conversations
Smoke from units in hallways, other units
Smoke from units' lanais
Wasp nests
Trash chute plugged up
Vehicles traveling through garage too fast
Owners not picking up their dogs' waste
Owners not having a say in what's being done on the property
Dog not being carried in hallways and elevator
People in pool/spa past closing
Not putting umbrella down at pool and not putting lounges and chairs back to position
Dragging trash bags down hallways
Getting grease stains on elevator lobby and elevator mats
Filling trash dumpster with packing boxes instead of breaking down and putting in recycling

We have a general trespass in place with the sheriff's office for the property. If you should see someone trespassing, kids skateboarding on the property or anyone that is trespassing please call the sheriff's office (911) and they will come and remove them from the property. Also notify the office or a board member.

If you see someone breaking the rules, please report them to our manager or to a board member. Report the name or unit number, if you know it, and the time, date and location of the occurrence, so we may follow up with the individual to insure it does not happen again.

A reminder to all, as an owner you have the right and responsibility to speak up when you see inappropriate behavior or rules being broken in our community.

Please make sure all your contacts know to use your full address, including the unit number, when sending any correspondence, letters, cards or packages.

Please do not leave any food on the benches in the elevator lobbies or any common area. The food will attract insects, mice and other rodents into our building. Please do not put food or pet waste in the elevator lobby trash cans. Also, please do not feed any stray animals, Thank you.

Treasurer's Report

Pat Vasquez

We have our financial reports for year ending 12/31/18 available to owners. If any one would like a copy, please sign the sheet on the table in the entryway before you leave this evening to obtain your copy. In Dees and Dees' opinion, our financial statements for the year ending December 31, 2018, ended in conformity with accounting principles generally accepted in the United States of America.

Bank Statements as of December 31, 2018

Operating Account checking	\$61,169.08
Damage Escrow	\$22,500.00
Total Operating	\$83,669.08

CB CDAR	\$131,595.48
CB Reserves Checking	\$ 37,635.15
Bank United CD	\$243,910.59
Total Reserves	\$413,141.22

\$0

\$0 **Total balance due on delinquent accounts as of December 31, 2018**

Committee Reports:

Window Leaks

Steve Wilson

The committee worked very hard with the manager, roofer, window contractor and a general contractor to address the window leaks. As you are well aware, we had the special assessment to cover the crack repairs which by all indications seems to have resolved our major leak issues. This coming rainy season will be the real test of how effective the repairs were. One upside to the building repairs was that because of the necessity of painting the building to cover the crack repairs, Sherwin Williams has now given us a new 7-year warranty on our building paint.

Line Item to Pooling Reserves

Anne Heinen

To go from Line Item reserves to Pooling Reserves a 50% + 1 affirmative vote was required which means that 75 would have to vote affirmatively for it to pass. 86 Voted for it and 9 voted against it, so therefore, it did pass.

Owner's Comments

Anne Heinen

Anne asked for any additional comments

Darius Lester #425: Asked about the accounting process with pooling reserves, was explained the process would stay the same.

Mike Rackl #317: Questioned about being reimbursed for the special assessment since we went to pooling reserves, was told it couldn't happen because in the past, pooling is from now forward.

Steve Wilson #431: Started a discussion about painting the hallways and an extended discussion ensued.

Next regular board of directors meeting is Monday, March 11, 2019 @ 7:00 pm

All board members please remain for the re-organizational meeting and any owners are welcome to stay.

Asked for a motion to adjourn the meeting

Anne Heinen

Adjournment: A motion to adjourn the meeting was made at 7:59 p.m. by Pat Vasquez unit#407 and seconded by Steve Wilson, unit#431. There was no further discussion, the motion was voted on and passed unanimously.

Meeting Adjourned

Board of Directors Re-Organizational Meeting

February 11, 2019

Call Meeting to Order:

Anne Heinen

The 2019 Re-organizational Meeting of the Promenades East Condominium Association, Inc. is called to order, at 8:04 p.m.

Proof of Notice of Meeting

Terry Owens

Proof of notice of this meeting was established with agendas being mailed to each unit owner on or before January 16, 2019 to the last known address as of this date and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies. The agendas were also emailed to the owners that have supplied their email address to the office.

Roll Call

Anne Heinen

Present: Anne Heinen: Vice-Pres., Steve Wilson: Secretary, Pat Vasquez: Treasurer, Peggy Riccio: Director, Allyn Rotthoff: Director, Sheila Momeni: Director, Angela Cash: Director

Election of Officers

Nominations for President

Anne Heinen

Steve Wilson was nominated for President, as there were no other nominations, Steve Wilson was elected President.

Nominations for Vice-President

Steve Wilson

Anne Heinen was nominated for Vice-President, as there were no other nominations, Anne Heinen was elected Vice-President.

Nominations for Secretary

Steve Wilson

Peggy Riccio was nominated for Secretary, as there were no other nominations, Peggy Riccio was elected Secretary.

Nominations for Treasurer

Steve Wilson

Pat Vasquez was nominated for Treasurer, as there were no other nominations, Pat Vasquez was elected Treasurer.

Adjournment of Meeting

Asked for a motion to adjourn the meeting

Steve Wilson

Adjournment: *A motion to adjourn the meeting was made at 8:07 p.m. by Allyn Rotthoff and seconded by Pat Vasquez. There was no further discussion, the motion was voted on and passed unanimously.*

Meeting Adjourned