

Promenades East Condo Association, Inc.
Annual Zoom Meeting Minutes
February 10, 2025

Call Meeting to Order:

David Hooper

The 2025 in person and Zoom Annual Meeting of the Promenades East Condominium Association, Inc. was called to order at 7:00 p.m.

Opening of Meeting

David Hooper

I would like to note that this is an Annual Owners meeting, so any owner may make a motion and second a motion and all owners are voting, either by proxy or in person. There will not be an election at this annual meeting. Please be patient as it is difficult to conduct an Annual Zoom meeting. If you are making a lot of noise and disturbing the meeting on Zoom, you may be muted by the host.

Proof of Notice of Meeting

Terry Owens

Proof of notice of this meeting was established with agendas being emailed and/or mailed to the last known address on or before January 16, 2025, and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies.

Roll Call and Certifying Quorum

David Hooper

A Quorum was established with 79 residents by attendance and /or proxy.

Directors Roll Call

David Hooper

Roll Call of Directors:

Present; Audrey Guy, President, David Hooper, Treasurer, Bilinda Mather, Director, Paul Elsing, Director
Absent; Kit Nevin, Vice-Pres., Fernando Varela, Secretary

Courtesy During Meeting

David Hooper

During this meeting it is very important for each speaker to 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

Bilinda Mather

Is there a motion to forego the reading of the 2024 annual meeting minutes?

A motion to forego the reading of the 2024 unofficial annual meeting minutes was made by Eric Allsup of unit # 229 and seconded by Andre Thapedi of unit # 515

There was no further discussion, the motion was voted on and passed unanimously.

Is there a motion to approve the 2024 annual meeting minutes?

David Hooper

A motion to approve the 2024 unofficial annual meeting minutes was made by Andre Thapedi of unit # 515 and seconded by Eric Allsup of unit # 229

There was no further discussion, the motion was voted on and passed unanimously.

Since a quorum was not established at the 2024 annual meeting, the 2023 annual meeting minutes could not be approved and needs to be voted on at this annual meeting. Is there a motion to forego the reading of the 2023 annual meeting minutes?

A motion to forego the reading of the 2023 annual meeting minutes was made by Andrey Thapedi of unit # 515 and seconded by John Dixon of unit # 216

There was no further discussion, the motion was voted on and passed unanimously.

Is there a motion to approve the 2023 annual meeting minutes?

David Hooper

A motion to approve the 2023 annual meeting minutes was made by Andre Thapedi unit # 515 and seconded by John Dixon of unit # 216

There was no further discussion, the motion was voted on and passed unanimously.

Officer's Reports

President's Remarks

David Hooper

Welcome Everyone. It is good to see you here and on Zoom for the annual meeting. I would like to thank my fellow board members and our manager and staff for managing through what has been another very challenging year. The association did have major increases in the operating costs, the largest of which was the requirement to adopt a SIRS (Structural Integrity Reserve Study). We had cost increases through every aspect of running the association, this, along with the cost of maintaining the SIRS budget, necessitated a substantial increase in the maintenance fees. We have completed many projects and are financially sound, including fully funding of the regular reserves and the structural integrity reserves to handle future upkeep. It is my hope that the board of directors will continue to build on this success.

Complaints Received:

Work in units outside the allowed times of Monday-Saturday, 8:00 am – 5:00 pm

Excessive noise disturbing residents

Contractors making a mess & not cleaning up in hallways, elevator lobbies and elevators

Visitors parking in owner's registered parking spaces

Leaving a vehicle unattended in the fire lane in the garage

Residents parking in guest parking

Leaving unwanted items in the mailroom

Not showering at pool

Unregistered guests

Residents allowing people into the building

Loud radios and TV's & conversations

Smoking odors in hallways and from lanais

Chemical smells in the building

Wasp nests

Vehicles making a shortcut through the parking lot

Dogs not being carried in hallways and elevators

Not picking up after dog

Dog barking for long periods of time inside unit

People in pool/spa past closing

Not putting umbrella down at pool

Filling trash dumpster with packing boxes instead of breaking down and putting in recycling

Leaving unwanted items in the trash room beside the dumpsters

Leaving bulky items outside the open top dumpster instead of putting inside

Damaging the carts and wagons

Damage to unit doors

Not bringing carts and wagons back down to the elevator lobby after use

Ants in units

Bicycle room too crowded

Pool temperature too cold

Pool temperature too hot

Paint on unit doors and elevator doors getting scratched up

Delivery personnel not delivering packages to the unit door

Damage to hallway walls and elevator walls.

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 do not engage them, 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 and unit number, if you know it, and the time, date, and location of the occurrence, so we may follow up with the individual to ensure 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 but please do so in an appropriate manner.

Please make sure all your contacts know they need to use your full address, including the unit number, when sending any correspondence, letters, 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 and please do not feed any stray animals.

Treasurer's Report

David Hooper

Promenades East Condominium Association continues to be financially sound.

Un-Audited Bank Balances as of December 31st, 2024:

Bank Statements as of December 31, 2024

| | |
|-----------------------------------|---------------------|
| Operating Account checking | \$ 47,951.08 |
| Ian Proceeds Balance | \$141,802.56 |
| Damage Escrow | \$ 19,000.00 |
| Total | \$208,753.64 |

| | |
|-----------------------------|---------------------|
| CB Reserves Checking | \$158,996.99 |
| CB SIRS Checking | \$337,210.00 |
| Total | \$496,206.99 |

\$0 Total balance due on delinquent accounts as of December 31, 2024

New Board of Directors

David Hooper

There was no need for an election this year, as the board was elected to a two-year term last annual meeting. Your Board of Directors will consist of Audrey Guy, Kit Nevin, David Hooper, Fernando Varela, Paul Elsing, and Bilinda Mather. If the board members will please stay after this meeting for a short re-organizational meeting, Thank You.

Owner's Comments

David Hooper

David asked for any additional comments and there was much discussion on various topics. Next regular board of directors meeting is Monday, March 10, 2025 @ 7:00 pm

David asked for a motion to adjourn the meeting

David Hooper

Adjournment: A motion to adjourn the meeting was made at 7:46 p.m. by John Dixon of Unit # 216 and seconded by Dadion Lester unit # 522.

There was no further discussion, the motion was voted on and passed unanimously.

Meeting Adjourned

Board of Directors Re-organizational Meeting

February 10, 2025

Call Meeting to Order:

David Hooper

The 2025 Re-organizational Meeting of the Promenades East Condominium Association, Inc. is called to order, at 7:50 p.m.

Proof of Notice of Meeting

Terry Owens

Proof of notice of this meeting was established with agendas being mailed or delivered to each unit owner on or before January 16, 2025, to the last known address as of this date and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies.

Roll Call

David Hooper

Present; Audrey Guy, President, David Hooper, Treasurer, Bilinda Mather, Director, Paul Elsing, Director
Absent; Kit Nevin, Vice-Pres., Fernando Varela, Secretary

Retain Current Officers

Asked if the board wants to retain current Officers

David Hooper

A motion was made by Paul Elsing and seconded by Bilinda Mather to retain the current Officers. There was no further discussion, the motion was voted on and passed unanimously.

2025 Officers

David Hooper

Audrey Guy, President, Kit Nevin, Vice-President, David Hooper, Treasurer and Fernando Verela, Secretary

Adjournment

David Hooper

David asked for a motion to adjourn the meeting

A motion to adjourn the meeting was made at 7:52 p.m. by Paul Elsing and seconded by Bilinda Mather.

There was no further discussion, the motion was voted on and passed unanimously.

Meeting Adjourned