

Promenades East Condo Association, Inc.
Annual Zoom Meeting Minutes
February 13, 2023

Call Meeting to Order:

Audrey Guy

The 2023 in person and Zoom Annual Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:00 p.m.

Opening of Meeting

Audrey Guy

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, the board was elected to a two-year term last year. 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 17, 2023 and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies.

Roll Call and Certifying Quorum

Audrey Guy

A Quorum (is/is not) established with 83 owners in attendance and /or proxy.

Directors Roll Call

Audrey Guy

Roll Call of Directors:

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

Courtesy During Meeting

Audrey Guy

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

Fernando Varela

Is there a motion to forego the reading of the 2022 annual meeting minutes?

**A motion to forego the reading of the 2022 annual meeting minutes as read was made by David Hooper of unit # 231 and seconded by Kit Nevin of unit # 316
There was no further discussion, the motion was voted on and passed unanimously.**

Is there a motion to approve the 2022 annual meeting minutes?

Fernando Varela

**A motion to approve the 2022 annual meeting minutes was made by Alex Bareiss of unit # 211 and seconded by Bob White of unit # 604
There was no further discussion, the motion was voted on and passed unanimously.**

Officer's Reports

President's Remarks

Audrey Guy

Welcome Everyone. It is good to see so many of 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. I would also like to thank the many volunteer that helped to get the

property damage addressed from the storm, Thank You. We sustained substantial damage from Hurricane Ian and will be addressing the damage for many more months to come. The association did have major increases in the operating costs, the largest of which, was the property insurance. As you are well aware, this necessitated us to have two special assessments in 2022. One to pay for the structural inspection and repairs and to pay for the increase cost of insurance. The other was to address the initial repairs from the hurricane. This also made it necessary to increase the maintenance fees this year to maintain the property. We have completed many projects and are financially sound including fully funding of 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 registered parking spaces

Leaving a vehicle unattended in the fire lane in the garage

Owners parking in guest parking

Leaving unwanted items in the mailroom

Not showering at pool

Unregistered guests

Loud radios and TV's & conversations

Smoking odors in hallways and from lanais

Wasp nests

Vehicles cutting through the parking lot

Dog not being carried in hallways and elevator

Not picking up after dog

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

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

Ants in units

Bicycle room too crowded

Damage to bicycles

Spa not working

Pool temperature too cold

Paint on unit doors and elevator doors getting scratched up

Delivery personnel not delivering packages to the unit's door

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 and please do not feed any stray animals.

Treasurer's Report

David Hooper

We have our financial reports for year ending 12/31/22 available to owners. If anyone would like a copy, please let the manager know and he can email it to you or print one out for you to pick up. In Dees and Dees' opinion, our financial statements for the year ending December 31, 2022, ended in conformity with accounting principles generally accepted in the United States of America.

Bank Statements as of December 31, 2022

Operating Account checking \$293,272.35

Damage Escrow \$ 20,000.00

Total Operating \$313,272.35

CB Reserves Checking \$269,192.18

\$0 Total balance due on delinquent accounts as of December 31, 2022

Owner's Comments

Audrey Guy

Audrey asked for any additional owners comments;

Duane Becca #220- Asked about the roof common AC unit repairs/replacements? Was told they were on order but had a 26 week lead time when ordered, have about 14 weeks left.

June Potter #521- Asked about the waste receptacles that were in the elevator lobbies and if they'll be put back? Told that we would look into it. Asked, if not could we sell them on eBay?

June Potter #521- Then asked about the mats in the elevator lobbies and main entrance being replaced every year?

June Potter #521- Asked about the umbrellas at the pool and wouldn't it be better to get Sunbrellas that would last longer?

June Potter #521- Asked what is being done with the old computers?

June Potter #521- Asked about the old chairs, did we sell them all?

June Potter #521- Asked about the old prints and who's job it is to put up?

June Potter #521- Asked about the pictures that were in the clubhouse?

June Potter #521- Asked about the easel that the activities committee had?

June Potter #521- Asked about the large push vacuum that we use in the garage?

June Potter #521- Asked why we clean carpet every year?

June Potter #521- Was concerned about the smell of marijuana.

June Potter #521- Commented about people not fixing their noisy glass sliders.

Silvana Giustini #315- Stated that the carpets need to be cleaned once a year.

Jeannine Shaub #416- Stated that she has a lot of smoke on her lanai.

Elayne Laumaillet #312- Made a comment about cigarette & cigar smoke in hallways, stairways and elevators. Stated that there are some things you can do, such as put weatherstripping around your door.

Mark Boudreau #523- What about all the rules being broken on the weekends? Stated that we get admonished for trying to address it ourselves.

Jeffrey Del Hester #607- Made the statement that most people carry cell phones with cameras and can use them when someone is breaking the rules.

Diane Livernois #519- Poodles of water from the irrigation system and getting spots on cars, can we fix it? Was told we'd look into it and see about adjusting the sprinklers.

Ann VanHoose #318- Wanted to say thank you to all the ones that did the decorations for Christmas.

June Potter #521- Asked about the car with the torn vinyl top? Was told that it was driven and road worthy.

Melanie Turner #601- Stated that the tags on the vehicle expired in December.

Jeannine Shaub #416- Asked about the color codes for the lanai? Was told she could get them from the office.

Bob White #604- Stated that he got on the elevator and a dog jumped on him.

Melanie Turner #601- Commented about resident smoke coming into her lanai.

Mike Rackl #317- Asked if there was any rule against walking your dog in the courtyard? Was told no.

Bob White #604- Commented that he had seen a lot of drones flying around the building lately.

Next regular board of directors meeting is Monday, March 13, 2023 @ 7:00 pm

Asked for a motion to adjourn the meeting

Audrey Guy

Adjournment: A motion to adjourn the meeting was made at 8:00 p.m. by Bob White, unit #604 and seconded by Jennine Brainerd, unit #416.

Meeting Adjourned