

Promenades East Condo Association, Inc.
Annual Zoom Meeting Minutes
February 14, 2022

Call Meeting to Order:

Steve Wilson

The 2022 Zoom Annual Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:07 p.m.

Opening of Meeting

Steve Wilson

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 as there were only seven applicants that applied for the board. 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, 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 18, 2022 and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies.

Roll Call and Certifying Quorum

Steve Wilson

A Quorum is established with 75 residents by attendance and /or proxy.

Directors Roll Call

Steve Wilson

Roll Call of Directors:

Present; Steve Wilson, President, Anne Heinen, Vice-Pres., Pat Vasquez, Treasurer, Peggy Riccio, Secretary, Allyn Rothhoff, Director, Kit Nevin, Director, David Hooper, Director
No board members were absent.

Courtesy During Meeting

Steve Wilson

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

Peggy Riccio

Is there a motion to forego the reading of the 2021 annual meeting minutes?

**A motion to forego the reading of the 2021 annual meeting minutes was made by Anne Heinen of unit #302 and seconded by Pat Vasquez of unit #602
There was no further discussion, the motion was voted on and passed unanimously.**

Is there a motion to approve the 2021 annual meeting minutes?

Peggy Riccio

A motion to approve the 2021 annual meeting minutes was made by Anne Heinen of unit #302 and seconded by Dave Hooper of unit #234

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

Officer's Reports

President's Remarks

Steve Wilson

Welcome Everyone. Happy Valentine's Day. It is good to see so many of you on Zoom for the annual meeting. I would like to thank my fellow board members and our manager, Terry Owens, 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 property insurance. As you are well aware, this necessitated a special assessment to recoup the lost revenue last year. This also made it necessary to increase the maintenance fees this year to maintain the property. We have completed many major 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

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

Damaging the carts and wagons

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

Pat Vasquez

We have our financial reports for year ending 12/31/21 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, 2021, ended in conformity with accounting principles generally accepted in the United States of America.

Bank Statements as of December 31, 2021

Operating Account checking	\$110,766.22
Damage Escrow	\$ 23,000.00
Total Operating	\$133,766.22

CB Reserves Checking	\$130,003.31
CB CD	\$210,217.01
Total Reserves	\$340,220.32

\$0 Total balance due on delinquent accounts as of December 31, 2021

Project Updates

a) Irrigation Overhaul

Steve Wilson

We had to replace our irrigation pump, suction line, five valves and had to replace irrigation main lines that the county said were in their right-of-way. This was a very time consuming and costly project with our irrigation last year.

New Board of Directors

Steve Wilson

The new Board of Directors will consist of myself, Steve Wilson, Anne Heinen, Allyn Rotthoff, David Hooper, Kit Nevin, Audrey Guy and Fernando Varela. The new board will take over at the re-organizational meeting follow this annual meeting. I would like to sincerely thank Peggy Riccio and Pat Vasquez for the many years of service to the Board of Directors and to Promenades East. They have both been a valuable asset to the community through their contributions to the board. Thank You!

Owner's Comments

Steve Wilson

Steve asked for any additional comments;

Regina Jackey #507- Asked about dryer vent cleaning this year. Was told not budgeted for this year but would be considered for next year. Was also told that they could have someone come in and clean it out if your having issues with your dryer, just is cheaper when we do it all together. Also asked about the unused activity budget funds, since we haven't had activities. Was told that funds just sit in the operating account but, in the past, have used unspent funds on some Christmas decorations.

Silvana Giustini #315- Offered her assistance to the activities committee. Would like to see extra activities money spent on clubhouse decorations, not just Christmas decorations

Regina Jackey #507- Said that she thought the clubhouse was decorated nicely but would like to see something more done in the hallways. Asked about all the pictures that we had hanging? Was told that we still have the pictures but need an activities committee to select what is to be done.

Nancy Seremet #310- What are the normal times for the postal service deliveries? Was told, with our regular postal person out, that the post office will deliver anywhere between 11:00 am and 5:30 pm. Allyn Rotthoff also said that our regular postal person will be back soon, possibly this week.

Regina Realmuto #404- Expressed concern about packages being left everywhere, that there is no consistency. Steve Wilson expressed the manger's frustration over this issue and that we can talk to

someone at each delivery service except for FedEx. FedEx will not answer the phone or respond to any issues. If you have a choice, do not use FedEx for your deliveries.

Silvana Giustini #315- Said to put up a sign to tell delivery persons to leave packages in the mailroom.

Bobby Reardon #514- Said that it is against the law to put anything in a mailroom other than from the US Postal Service. Also raised a concern about guests not registering and residents not getting background checks. Was mentioned that we try to watch and catch these issues, in fact, an owner just had a tenant evicted for having someone stay in unit without registering and without getting the background check.

Next regular board of directors meeting is Monday, March 14, 2022 @ 7:00 pm

All board members please remain for the re-organizational meeting and any owners are also welcome to stay if you so desire.

Asked for a motion to adjourn the meeting

Steve Wilson

Adjournment:

A motion to adjourn the meeting was made at 7:53 p.m. by Allyn Rotthoff of unit #603 and seconded by Dave Hooper of unit #234,

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

Meeting Adjourned

Board of Directors Re-Organizational Meeting

February 14, 2022

Call Meeting to Order:

Steve Wilson

The 2022 Re-organizational Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:54 p.m.

Proof of Notice of Meeting

Terry Owens

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Roll Call

Steve Wilson

Present; Steve Wilson, Anne Heinen, Allyn Rotthoff, Kit Nevin, David Hooper, Audrey Guy and Fernando Varela

No board members were absent.

Election of Officers

Nominations for President

Steve Wilson

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

Audrey Guy was nominated for Secretary, as there were no other nominations, Audrey Guy was elected Secretary.

Nominations for Treasurer

Steve Wilson

Dave Hooper was nominated for Treasurer, as there were no other nominations, Dave Hooper 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 7:57 p.m. by Dave hooper and seconded by Kit Nevin.

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

Meeting Adjourned