

Promenades East Condo Association, Inc.
Annual Zoom Meeting Minutes
February 8, 2021

Call Meeting to Order:

Steve Wilson

The 2021 Zoom Annual Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:02 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 the election was held last year for a two-year term. Please be patient as a Zoom annual meeting is new for us. 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 mailed to the last known address on or before January 13, 2021 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

Steve Wilson

A Quorum is established with 96 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 2020 annual meeting minutes?

**A motion to forego the reading of the 2020 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.**

Is there a motion to approve the 2020 annual meeting minutes?

Peggy Riccio

A motion to approve the 2020 annual meeting minutes was made by Anne Heinen of unit #302 and seconded by Pat Vasquez of unit #407

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

Officer's Reports

President's Remarks

Steve Wilson

Welcome Everyone. 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 a very challenging year. The association did receive a forgiven Payroll Protection Program loan that was a big help with the extra expenses incurred because of the Pandemic.

Another mark of success is the ability to maintain and continue improvements while holding down costs. Fortunately, the maintenance fees did not increase this year. We have completed many projects and have worked through replacing our landscaper. 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:

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

Owners not picking up their dogs' waste

Dog not being carried in hallways and elevator

People in pool/spa past closing

Not putting umbrella down at pool

Getting grease stains on elevator lobby mats and elevator mats

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

Paint on unit doors and elevator doors getting scratched up

We have a general trespass in place with the sheriff's office for this 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 in any common area. The food will attract insects, mice and other rodents into our building. Please do not feed any stray animals, Thank you.

Treasurer's Report

Pat Vasquez

We have our financial reports for year ending 12/31/20 available to owners. If any one would like a digital copy, please send the manager an email at promeast@comcast.net or pick a hard copy up at the

office. In Dees and Dees' opinion, our financial statements for the year ending December 31, 2020, ended in conformity with accounting principles generally accepted in the United States of America.

Bank Statements as of December 31, 2020

Operating Account checking	\$58,975.35
<u>Damage Escrow</u>	<u>\$23,000.00</u>
Total Operating	\$81,975.35

CB Reserves Checking	\$ 87,279.91
<u>Synovus CD</u>	<u>\$239,989.72</u>
Total Reserves	\$327,269.63

\$0 Total balance due on delinquent accounts as of December 31, 2020

Project Updates

a) Replacing Landscaper

Steve Wilson

We had to replace our landscaper at the end of the year, which was a challenge. We now have a new landscaper in place, Gustavo Flores Lawn Inc. and everything seems to be going well. It was a challenging process to get our landscaping back to an acceptable, more maintainable level but almost all has been completed.

Rental Restriction Vote

Steve Wilson

The vote to restrict new owners to a 24-month waiting period before they can rent out their units failed. The vote count was 61 YES and 35 NO, the proposal needed a super majority to pass, which would have been 99 Yes votes.

Owner's Comments

Steve Wilson

Steve asked for any additional comments

Silvana Giustini #315- Asked about how long Olean exit would be closed? Answered about two months. Asked if there are problems with just one exit? Answered no, except you need to be careful when turning left off of Harbor. Asked if we could put up a diagram showing the traffic flow. Was said we'd consider it. Asked about considering 1½ years on the rental restrictions or sending out a survey. Was answered that we would take it under consideration.

Terri Greve #434- asked how many rentals we had, was answered 48. There was then a lengthy discussion on the rental subject.

Bobby Reardon #514- Discussed investors versus owner residents. Asked if we could do something else. Was stated there's many different options we have but most would still require ownership approval.

John Link #334- wanted to note that not all investors with rental property voted no on the proposal. John asked if we are still vetting buyers and renters and was told yes and the process was explained. John then praised the board and the manager for the job they're doing.

Ana Ayala #224- Thanked the board and manager for the way the building is run.

Frank DeGennaro #503- Asked how the rental rate got that high, was answered it just gradually increased and snuck up on us. Frank also stated the higher rental rates will also cause higher maintenance fees.

Next regular board of directors meeting is Monday, March 8, 2021 @ 7:00 pm **Steve Wilson**

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

Steve Wilson

Adjournment: A motion to adjourn the meeting was made at 7:53 p.m. by Peggy Riccio of unit #518 and seconded by Allyn Rotthoff of unit #603,

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

Meeting Adjourned

Board of Directors Re-Organizational Meeting

February 8, 2021

Call Meeting to Order:

Steve Wilson

The 2021 Re-organizational Meeting of the Promenades East Condominium Association, Inc. is called to order at 7:55 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 13, 2021 to the last known address as of this date and posted on the bulletin boards in the clubhouse, mailroom and elevator lobbies. The agenda was also emailed to the owners that have supplied their email address to the office.

Roll Call

Steve Wilson

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

Election of Officers

All current officers agreed to stay in their current positions.

Steve Wilson motioned for all current officers to stay the same:

Steve Wilson- President, Anne Heinen- Vice-President, Pat Vasquez- Treasurer and Peggy Riccio- Secretary

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

Adjournment of Meeting

Asked for a motion to adjourn the meeting

Steve Wilson

Adjournment: A motion to adjourn the meeting was made at 7:58 p.m. by Allyn Rotthoff and seconded by Dave Hooper.

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

Meeting Adjourned