

Promenades East Condo Association, Inc.
Annual Zoom Un-Official Meeting Minutes &
Board of Directors Re-organizational Meeting
February 12, 2024

Call Meeting to Order:

Audrey Guy

The 2024 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, there were six Notices of Candidacy's for a seven-member board to a two-year term. 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, 2024, and posted on the bulletin boards in the clubhouse, mailroom, and elevator lobbies.

Roll Call and Certifying Quorum

Audrey Guy

A Quorum was not established with 71 residents by attendance and /or proxy. 74 was needed for a Quorum.

Since a Quorum was not established, there will be no motions or votes at this meeting. The 2023 Annual Meeting Minutes will need to be approved at the 2025 Annual Meeting if a Quorum is established.

Directors Roll Call

Audrey Guy

Roll Call of Directors:

Present; Audrey Guy, President, David Hooper, Treasurer, Fernando Varela, Secretary, Paul Elsing, Director

Absent; Kit Nevin, Vice-Pres., Jeffery Del Hester, 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

Since there was not a Quorum, there was no reading or approval of the 2023 Annual Meeting Minutes.

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 volunteers that helped to get the property damage addressed from the storm, Thank You. We sustained substantial damage from Hurricane Ian and are still negotiating with our insurer through our Public Adjuster. The association did have major increases in the operating costs, the largest of which was the property insurance. Despite major cost increases through every aspect of running the association, we were able to keep the maintenance fees this

year the same as 2023. We have completed many projects and are financially sound, including fully funding of reserves to handle future upkeep. We have also successfully completed the newly required Milestone Inspection of the building. 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

Residents 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

Damage to unit doors

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

Ants in units

Bicycle room too crowded

Damage to bicycles

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's 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 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, 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.

We had made two rule changes in 2023. One doesn't allow cardboard, rugs, or other items to be placed under your vehicle. The second was to change the bike room from a \$5.00 key deposit to a \$50.00 annual fee.

Treasurer's Report

David Hooper

We have our financial reports for the year ending 12/31/23 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, 2023, ended in conformity with accounting principles generally accepted in the United States of America.

Bank Statements as of December 31, 2023

Operating Account checking	\$ 47,754.51
Damage Escrow	\$ 19,500.00
Total Operating	\$ 67,254.51

CB Reserves Checking **\$449,602.33**

\$0 Total balance due on delinquent accounts as of December 31, 2023

New Board of Directors

Audrey Guy

There was no need for an election this year as only six members put in their "Notice of Candidacy" for a seven-member board. Your Board of Directors will consist of Audrey Guy, Kit Nevin, David Hooper, Fernando Varela, Paul Elsing and Bilinda Mather. If the six board members will stay after this meeting for a short re-organizational meeting, Thank You.

Owner's Comments

Audrey Guy

Audrey asked for any additional comments and there were discussions on various topics.

Next regular board of directors meeting is Monday, March 11, 2024 @ 7:00 pm

adjourned the meeting

Audrey Guy

Un-Official Meeting Adjourned

Board of Directors Re-organizational Meeting February 12, 2024

Call Meeting to Order:

Audrey Guy

The 2024 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, 2024, to the last known address as of this date and posted on the bulletin boards in the clubhouse, mailroom, and elevator lobbies.

Roll Call

Audrey Guy

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

Retain Current President and Vice-President

Asked if board wants to retain current Officers

Audrey Guy

A motion was made by David Hooper and seconded by Fernando Varela to retain the current Officers.
There was no further discussion, the motion was voted on and passed unanimously.

Asked for a motion to adjourn the meeting

Audrey Guy

Adjournment: A motion to adjourn the meeting was made at 7:52 p.m. by Fernando Varela and seconded by David Hooper.
There was no further discussion, the motion was voted on and passed unanimously.

Meeting Adjourned