

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MONDAY SEPTEMBER 23, 2019

I. CALL TO ORDER:	President Robison called the meeting to order on Monday September 23, 2019 at 6:00 pm.
II. ROLE CALL:	Present: Dorothy Brown Sandy Jalbert Peggy Wass Letty Velazquez Mike Robison George Gonzalez Floris Price-Bernal
III. PROOF OF NOTICE	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting notice on the office bulletin board on September 20, 2019.
IV. APPROVAL OF MINUTES	<i>A motion was made by Peggy Wass to approve the minutes from the January 19, 2019 meeting.</i> <i>Letty Velazquez seconded the motion.</i> <i>All board members present at the meeting voted in favor of approving the minutes.</i> <i>Motion carried.</i>
V. MANAGER'S REPORT	Diane Gay shared that there were a couple of items that the board will be voting on tonight and she wanted to share some information ahead of time. Diane indicated that all residents will receive ample notice of the start dates of these projects. In reference to the painting of the buildings, Diane shared that to prep for the painting, all trees/shrubbery, plants, etc. will need to be cut back to at least 10 inches away from the building. Diane indicated that for residents who do not want someone else cutting their shrubbery, plants, etc. that they will need to take action to ensure that they are at least 10 feet away from the building. Diane also shared that when it comes to doing the roadwork, there will be milling involved. The expectation is that this milling will create an extreme amount dust in the air which cannot be avoided. Diane wanted to share that residents with breathing issues will want to

	<p>take precautions. Diane also shared that there will be ample notice to residents prior to the start of the pavement work. Diane indicated that cars will need to be moved for the pavement work and failure to move the cars will result in them being towed.</p> <p>Diane advised that all residents will receive written notices ahead of time advising of the schedule and the prep-work required by residents such as moving vehicles. Diane asked that all residents follow the instructions that will be provided.</p>
<p>VI. COMMITTEE REPORTS:</p>	<p>Treasurer’s Report: Letty Velazquez reviewed the report:</p> <p>The report is for the months of January – September, 2019:</p> <p>Total Income: \$ 781,020.91</p> <p>Operating Expenses & Reserves: \$ 698,654.85</p> <p>Net Income: \$ 82,366.06</p> <p>Operating Account Balance \$ 58,142.41</p> <p>Total Reserves \$ 1,093,300.92</p> <p>Total Delinquencies 1</p> <p>Total files with Association Attorney 1 for a total of \$1050.00</p>
<p>VII. OLD BUSINESS:</p>	<p>None</p>
<p>VIII. NEW BUSINESS:</p>	<p>Vote on proposal to replace trees on the median island located on Esplanade Way:</p> <p>President Robison shared that we had an Arborist, Mark Stevenson, inspect the 8 Laurel Oaks located on the median island. Mr. Stevenson confirmed that the trees are a danger in their present state and recommended the removal of these trees. Mr. Stevenson has provided us with a letter of his findings to present to the City of Casselberry. President Robison read aloud the portion of the letter that states Mr. Stevenson’s recommendation.</p> <p>President Robison indicated that we have a plan in place to replace these trees and that is what the board will be voting on. President Robison shared that we will be utilizing our existing vendors (landscapers, electricians, etc.) to tear out what is</p>

currently in the median island area. President Robison shared that the cost for this is \$49,000. President Robison indicated that we have the funds available to complete this project without any reserve impact.

The Laurel Oaks will be replaced with Palm Trees.

The estimated time for completion is approximately 2 weeks.

Letty Velazquez made a motion to spend the \$49,000 to replace the trees in the median island on Esplanade.

Dorothy Brown seconded the motion.

President Robison called for a vote. All board members present voted in favor of spending the \$49,000 to replace the trees.

Motion carried.

Vote on the selection of a painting contractor to repaint the buildings.

President Robison indicated that it is time to repaint the buildings. President Robison shared that we have gotten 10 years out of the current paint which is 3 years longer than we expected.

President Robison shared that we have the money fully funded in reserves for the repainting and there will be no need for any special assessments.

President Robison indicated that board member George Gonzalez has agreed to abstain from this vote due to a conflict of interest. President Robison indicated that George's sister-in-law is has a connection to one of the company's that has provided a bid for painting and as a result, George will abstain from the vote on the painting contractor.

The board members discussed the bids presented.

Sandi Jalbert made a motion to accept the bid of \$165,000 from Vice Painting for the painting of the buildings.

Peggy Wass seconded the motion.

President Robison called for an individual voice vote:

George Gonzalez – abstained

Sandi Jalbert – yes
Peggy Wass – yes
Mike Robison – yes
Flo Price-Bernal – yes
Letty Velazquez – yes
Dorothy Brown – yes

Motion carried.

Vote on the selection of a contractor to do the road pavement.

President Robison indicated that it is that time to pave the roadways. President Robison indicated over the years we have been applying spray coat over the existing pavement however, the conditions of the current roads require us to repave it properly at this time.

The board members discussed the bids presented.

Flo Price-Bernal made a motion to accept the bid of \$390,477 from Hall for the road pavement.

George Gonzalez seconded the motion.

President Robison called for an individual voice vote:

George Gonzalez – yes
Sandi Jalbert – yes
Peggy Wass – yes
Mike Robison – yes
Flo Price-Bernal – yes
Letty Velazquez – yes
Dorothy Brown – yes

Motion carried.

Vote on mailing the proposed 2020 budget to the association.

President Robison indicated that we are not required to have this vote nor have a budget workshop meeting and that this will be the last vote we have on mailing out the proposed budget.

Peggy Wass made a motion to mail the proposed 2020 budget to the association.

George Gonzalez seconded the motion.

	<p><i>President Robison called for a vote. All board members present voted in favor of sending out the proposed 2020 budget.</i></p> <p><i>Motion carried.</i></p> <p>Vote on setting the annual meeting date:</p> <p>A recommendation was made to hold the annual meeting on December 14, 2019 at 10: 00 am.</p> <p><i>President Robison called for a vote. All board members present voted in favor holding the annual meeting on December 14, 2019 at 10:00 am.</i></p> <p><i>Motion carried.</i></p>
<p>IV: Closing Remarks</p>	<p>President Robison shared that the board received a letter from several residents with questions regarding some of the items that were voted on this evening. President Robison indicated that he was going to allow 15 minutes for questions to be presented to the board. President Robison indicated he would first reach through the written questions submitted and then open it up for any further questions from the residents.</p> <p>15 minutes of Q&A took place.</p>
<p>V: Adjournment</p>	<p>Peggy Wass made a motion to adjourn the meeting.</p> <p>George Gonzalez seconded the motion.</p> <p>All board members present at the meeting voted in favor of adjournment.</p> <p>Motion passed</p> <p>Meeting ended at 6:59 pm.</p>