

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY NOVEMBER 9, 2019

I. CALL TO ORDER:	President Robison called the meeting to order on Saturday November 9, 2019 at 10:00 am.
II. ROLE CALL:	Present: Dorothy Brown Sandy Jalbert Peggy Wass Letty Velazquez Mike Robison Floris Price-Bernal Not present: George Gonzalez
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 November 6, 2019.
IV. APPROVAL OF MINUTES	<i>A motion was made by Letty Velazquez to approve the minutes from the September 23, 2019 meeting with one correction:</i> <i>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 <u>10 inches</u> away from the building.</i> <i>Dorothy Brown seconded the motion.</i> <i>All board members present at the meeting voted in favor of approving the minutes with the one correction.</i> <i>Motion carried.</i>
V. MANAGER'S REPORT	Diane Gay provided the following updates: • We currently have one laundry room located by pool 1. We have been able to have the gas tank moved to above ground, by pool 1. The gas tank will be fenced. • Seminole County conducts tests to determine how they are going to treat mosquitos. Residents may have noticed strange looking devices around their units. These are traps provided by Seminole County and

are usually tagged. Please do not touch or moves these. They do not belong to us, they belong to Seminole County.

- In 2010 we modified the documents. At that time, it was voted on and approved that renters would have to pass a background check. This is the process we follow today. Diane clarified that there was no vote to require new owners to have a background check nor was there a vote to require a background check for any additional residents an owner brings into the home where the owner is the primary resident. Diane indicated that at this time, based upon the documents, background checks are only conducted on **renters**.

- Diane indicated that we have experienced some issues with the Orlando Sentinel delivery drivers. We have noticed that the drivers have been driving across grass areas to get from one area to another while delivering the papers, knocking down signs, and causing damage to our property. Diane has spoken to the Supervisor on November 8, 2019. Diane indicated that this is criminal mischief and that if the conversation with the Supervisor does not resolve it, the next step is to call the police if this continues to happen. Diane indicated that if any resident sees tire marks while about the property to please let Diane know.

- Noise Ordinance: Diane has received phone calls complaining about noise from their neighbors or specific units. Diane indicated that noise can be made from 730am – 10pm. If a neighbor is being noisy outside of those hours, residents can either try and discuss it with their neighbor or call the after hours number for the Casselberry Police Department: 407-262-7606.

- Diane indicated that there is a second dumpster currently on the property. She indicated that this dumpster belongs to the painting contractors and that residents should not be utilizing this dumpster for personal trash, furniture, etc.

- Diane indicated that the plumbing company that services Summit Village is Aquifi (321-299-9898). Diane indicated that if there is a plumbing concern or question as to who is responsible for that plumbing issue, that is who residents should call. They will advise the resident whether the issue is the responsibility of Summit Village or the individual resident.

- Diane provided an update on the litigation with MMI. Diane indicated that a court date has been set for June 15, 2020. Diane indicated that that MMI has provided a figure for the lawsuit. Diane indicated that they were seeking \$300k for the cost of moving the pipe. Once MMI realized that we were not going to pay \$300k, they

	<p>modified their ask to now be \$150k. Diane indicated that we will not be paying \$150k. Diane, at the recommendation of our attorney, will be meeting with the insurance company to weigh out the cost of settling vs. going to court. Diane indicated that many times, the cost of providing a payment is far less than what we would pay in attorney fees, depositions, etc.</p> <ul style="list-style-type: none"> •Diane indicated that she did some research on title insurance and found out that generally title insurance does not cover any underground plumbing/electrical. •Landscaping: Diane indicated that the work done on the islands came out beautifully. Diane indicated that there was an issue with the electrical once they got to the third island. The lights went out when they got to the third island. Duke Energy currently has the power to the island turned off and has refused to turn the power back on until all the work is completed. Diane indicated that the work was finished on 11/7/19 and that we are expecting lights on shortly. Diane indicated that a survey is currently being conducted on our streetlights and they will be transitioned to LED lights. Diane indicated that the contract will be back to her within a few weeks and it will be no cost to Summit Village. •Painting: The painting is going well. Originally, we were going to stop painting at Thanksgiving. That has changed. We are not going to stop painting at Thanksgiving but will stop before Christmas. Diane indicated that it is important that residents move their vehicles when it comes to the time for their building to be painting. Diane indicated that it is not the paint spray that is concerning but instead the sealer. As the sealer is lighter than the paint, the overspray can reach the vehicles and for this reason she is requesting that they be moved. In addition, when residents clean off their patios for the painting, please wait several days before placing your belongings back. It is a several step process to complete the painting and the patios/porches need to be cleared for the entire process. •Summit Village Website: Diane shared that herself and several board members have training for the website on 11/22/19 at 9am. The goal is to have all of the updates completed by the first of the new year. •Road work: It will most likely be February 2020 before the road work begins.
<p>VI. COMMITTEE REPORTS:</p>	<p>Treasurer's Report: Letty Velazquez reviewed the report:</p> <p>The report is for the month of October, 2019:</p>

	<p>Total Income: \$ 87,005.01</p> <p>Operating Expenses & Reserves: \$ 140,600.39</p> <p>Net Income: \$ (53,595.38)</p> <p>Operating Account Balance \$ 41,994.48</p> <p>Total Reserves \$ 1,192,237.73</p> <p>Total Delinquencies 0</p> <p>Total files with Association Attorney 0</p>
<p>VII. OLD BUSINESS:</p>	<p>None</p>
<p>VIII. NEW BUSINESS:</p>	<p>Vote on patio modification for 202 Esplanade Way, Unit 100:</p> <p>President Robison indicated that the request is to replace the vinyl windows with regular windows in the patio area. President Robison indicated that all of the requirements have been met by the resident.</p> <p><i>Sandi Jalbert made a motion to approve the patio modification for 202 Esplanade Way, Unit 100.</i></p> <p><i>Dorothy Brown seconded the motion.</i></p> <p><i>President Robison called for a vote. All board members present voted in favor approving the patio modification.</i></p> <p><i>Motion carried.</i></p> <p>Vote on approving the 2020 budget:</p> <p><i>Peggy Wass made a motion to approve the 2020 budget.</i></p> <p><i>Dorothy Brown seconded the motion.</i></p> <p><i>President Robison called for a vote. All board members present voted in favor approving the 2020 budget.</i></p> <p><i>Motion carried.</i></p>

<p>IV: Closing Remarks</p>	<p>President Robison indicated that he is excited that we will be updating the Summit Village website and feels it will improve communication with the residents.</p> <p>President Robison indicated that if we do not have any board business or anything we need to vote on, we may not have a board meeting that month. The website will be a way to keep residents informed in the absence of a board meeting.</p> <p>President Robison also shared that he feels the landscape work in the main entrance turned out beautifully and shared that the landscaping company has gone above and beyond. President Robison indicated that the landscaping company has come out on their own time to check on and maintain that area.</p> <p>President Robison reminded everyone that the annual meeting is scheduled for 10am on December 14, 2019. President Robison shared that we do not conduct any business during this meeting however we do conduct elections. President Robison shared that we have 3 candidates that have expressed interest in running for the board and as such, we will have an election. President Robison indicated that we will have one vacancy. President Robison invited any candidates present at the board meeting to stand and introduce themselves. Two individuals were present and introduced themselves: Donna Mayo and Jeniffer SanabriaMorell.</p> <p>President Robison asked for three volunteers to assist with the ballots during the election. Mary Owens, Ada Hernandez and Jose Morell volunteer.</p> <p>**Update: After the meeting, Mary Owens advised Vice President Sandi Jalbert that she would not be able to participate as she will be out of town. We did receive an alternate volunteer, Becky Cruz.</p>
<p>V: Adjournment</p>	<p><i>Letty Velazquez made a motion to adjourn the meeting.</i></p> <p><i>Peggy Wass seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of adjournment. Motion passed</i></p> <p><i>Meeting ended at 10:59 am.</i></p>