

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY FEBRUARY 26, 2022

I. CALL TO ORDER:	President Robison called the meeting to order on Saturday February 26, 2022 @ 9:00 am.
II. ROLE CALL:	Present: Crystal Howard Sandra Jalbert George Gonzalez Letty Velazquez Mike Robison Floris Price-Bernal Not present: Jeniffer Sanabria-Morell
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 February 21, 2022.
IV. APPROVAL OF MINUTES	<i>A motion was made by Letty Velazquez to approve the minutes from the November 13, 2021 meeting.</i> <i>Sandra Jalbert 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 provided the following updates: • Sidewalks: The sidewalk work is almost complete. There are approximately 40 different spots on the property where the sidewalk has green paint. Diane conducted some research and was unable to determine the origin of the paint on the sidewalk. This green paint makes the sidewalks slippery and become a safety hazard. We have an individual who will be on property grinding the paint off the sidewalk for us. There may be an additional person working with him. •Pool bids: We have been attempting to obtain pool bids since last September. We have two bids. There was a third bid however, we could not validate the legitimacy of this business. The business was asked three times for referrals and did not provide any. Other pool companies were asked about this business and this business was

	<p>unknown to them. As a result, we did not accept their bid. Diane shared that the pool we are looking to have work performed on is Pool 3. The challenge is that pool is fiberglass. We cannot locate a pool company that works on fiberglass anymore. No one is demoing fiberglass anymore. We are changing the pool from fiberglass. Diane indicated that the quote from Splash Pools, which is the company that currently services our pools, will be reduced by ~\$2200. That bid included pool light replacement however, we do not have lights because we do not have night swimming hours. The bid will be \$52,242 instead of the \$54,450.00 listed on the bid.</p>																								
<p>VI. COMMITTEE REPORTS:</p>	<p>Treasurer’s Report: Letty Velazquez reviewed the reports as follows:</p> <p>The report is for the months of November and December 2021:</p> <table data-bbox="630 766 1388 1155"> <tr> <td>Total Income:</td> <td>\$ 176,840.05</td> </tr> <tr> <td>Operating Expenses & Reserves</td> <td>\$ 174,684.05</td> </tr> <tr> <td>Net Income:</td> <td>\$ 2,156.00</td> </tr> <tr> <td>Operating Account Balance as of 12/31/21</td> <td>\$ 22,778.03</td> </tr> <tr> <td>Total Reserves</td> <td>\$ 980,834.61</td> </tr> <tr> <td>Total files with Association Attorney</td> <td>0</td> </tr> </table> <p>The report is for the month of January 2022:</p> <table data-bbox="630 1291 1388 1669"> <tr> <td>Total Income:</td> <td>\$ 86,758.49</td> </tr> <tr> <td>Operating Expenses & Reserves</td> <td>\$ 80,230.53</td> </tr> <tr> <td>Net Income:</td> <td>\$ 6,527.96</td> </tr> <tr> <td>Operating Account Balance</td> <td>\$ 42,628.06</td> </tr> <tr> <td>Total Reserves</td> <td>\$ 919,908.69</td> </tr> <tr> <td>Total files with Association Attorney</td> <td>0</td> </tr> </table>	Total Income:	\$ 176,840.05	Operating Expenses & Reserves	\$ 174,684.05	Net Income:	\$ 2,156.00	Operating Account Balance as of 12/31/21	\$ 22,778.03	Total Reserves	\$ 980,834.61	Total files with Association Attorney	0	Total Income:	\$ 86,758.49	Operating Expenses & Reserves	\$ 80,230.53	Net Income:	\$ 6,527.96	Operating Account Balance	\$ 42,628.06	Total Reserves	\$ 919,908.69	Total files with Association Attorney	0
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<p>VII. OLD BUSINESS:</p>	<p>None</p>																								

VIII. NEW BUSINESS:

Ratification of vote for property insurance:

President Robison indicated that cost of the property insurance has increased by \$50,000. He indicated that part of the reason it went up was that we had two insurance claims this past year, where we previously had no claims. There were two incidents of a slip and fall where the residents chose to sue the Association, which ultimately meant they were suing themselves. The insurance company paid out ~\$109,000 for these claims. The board members previously took a voice vote on this matter and President Robison indicated he is going to retake the vote during the meeting so that the decision goes on record. President Robison called a vote to ratify the payment of our property insurance:

Floris Price-Bernal: yes
George Gonzalez: yes
Crystal Howard: yes
Sandra Jalbert: yes
Mike Robison: yes
Letty Velazquez: yes

All board members present voted in favor approving the payment of our property insurance

Motion carried.

President Robison indicated that the next item we need to ratify is the vote for the representation of the sale of the condo that we foreclosed on years ago. President Robison indicated that the board had previously voted on the topic of allowing Letty Velazquez to do the sale of that condo. President Robison indicated he will do another voice vote for that:

Floris Price-Bernal: yes
George Gonzalez: yes
Crystal Howard: yes
Sandra Jalbert: yes
Mike Robison: yes
Letty Velazquez: abstain

All board members present, with the exclusion of Letty Velazquez, voted in favor of Letty Velazquez to conduct the sale of the condo.

Motion carried.

President Robinson indicated that the next item on the agenda is to vote on the bid for the pool 3 repairs. Crystal Howard indicated that she sees that Splash Pools has a 10-year warranty and inquired as to the timeframe for the warranty from Parent Pools. President Robison indicated that Parent Pools did not provide a timeframe for their warranty. Crystal also asked about the potential additional charges by Splash Pools if there is more than 100 sq feet of plaster that needs to be removed. Diane Gay indicated that there is a potential for additional costs by both companies. Diane explained that the reason is that when you are going from fiberglass to another method of plaster, there is additional work that needs to be performed (such as griding down all of the fiberglass) and it is not until the demo takes place that they will know if there are any other issues that need to be addressed/repaired. Crystal indicated that Parent Pools indicated that they would not cover costs for things such as permits. Crystal asked if that was included in the bid from Splash. Diane Gay indicated that she does not see it in the bid, however, would double check next week and will let her know.

George Gonzalez asked if we have cushion in the reserves to cover additional unknown expense. Diane Gay indicated that we have contingency funds. Diane also indicated that the job will take 10-14 days to complete, weather permitting, and they are available to start immediately.

Crystal Howard made a motion to accept the bid from Splash Pool Maintenance. Floris Price-Bernal second the motion.

Floris Price-Bernal: yes
George Gonzalez: yes
Crystal Howard: yes
Sandra Jalbert: yes
Mike Robison: yes
Letty Velazquez: yes

All board members present voted in favor accepting the bid from Splash Pools.

Motion carried.

IV: Closing Remarks	<p>President Robison indicated that we are hoping that with the rapid decline of COVID, we are hoping to have our next meeting in person at the clubhouse.</p> <p>Crystal Howard indicated that she wanted to make a suggestion. She indicated that when we do voice votes to be ratified at a later time, it would be beneficial to send something out in email so that there is that record of that email. She indicated that it is easier to get the discussion in a thread as it is easier to compile the discussion for reference. Just overall tighter documentation. In addition, she indicated that a few neighbors expressed interest in a spring yard sale. Crystal indicated that perhaps we can plan something out ahead of time and maybe considering a food truck. President Robison indicated that perhaps Crystal can put that together. He indicated that the last time we had an event such as this, we had very little participation. He indicated that we could discuss this at a future meeting.</p>
V: Adjournment	<p><i>Letty Velazquez made a motion to adjourn the meeting.</i></p> <p><i>Sandra Jalbert 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 9:28 am.</i></p>