

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY APRIL 16, 2022

I. CALL TO ORDER:	President Robison called the meeting to order on Saturday April 16, 2022 @ 9:00 am.
II. ROLE CALL:	Present: Crystal Howard Sandra Jalbert George Gonzalez Letty Velazquez Mike Robison Not present: Jeniffer Sanabria-Morell 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 April 14, 2022.
IV. APPROVAL OF MINUTES	<p><i>Sandra Jalbert indicated that there was a correction to the meeting minutes as follows and that all board members have been sent an updated copy via email:</i></p> <p><i>Bottom of page 3 originally read:</i></p> <p><i>All board members present, with the exclusion of Letty Velazquez, voted in favor approving the payment of our property insurance.</i></p> <p><i>That has been corrected to read:</i></p> <p><i>All board members present, with the exclusion of Letty Velazquez, voted in favor of Letty Velazquez to conduct the sale of the condo.</i></p> <p><i>A motion was made by Letty Velazquez to approve the minutes from the February 26, 2022 meeting with the above noted correction.</i></p> <p><i>George Gonzalez seconded the motion.</i></p> <p><i>All board members present at the meeting voted in favor of approving the minutes.</i></p> <p><i>Motion carried.</i></p>

<p>V. MANAGER’S REPORT</p>	<p>Diane Gay provided the following update:</p> <p>Pool 3: The work on pool 3 has been delayed. The original start date was April 18, 2022 and that has been pushed back to April 28, 2022.</p>
<p>VI. COMMITTEE REPORTS:</p>	<p>Treasurer’s Report: Letty Velazquez reviewed the report as follows:</p> <p>The report is for the months of February and March 2022:</p> <p>Total Income: \$ 254,023.25*</p> <p>*The total income includes an estimated profit of \$80,000 from the sale of the association owned condo located at 215 Apex Point.</p> <p>Operating Expenses & Reserves \$ 165,057.84*</p> <p>*This includes \$30,000 transferred to the insurance reserve from the operating account</p> <p>Net Income: \$ 88,965.41</p> <p>Operating Account Balance as of 03/31/22 \$ 20,851.50</p> <p>Total Reserves \$ 908,071.13</p> <p>*The proceeds from the sale of the condo were \$111,000 and we deposited \$31,000 with the IRS. These are estimates from our CPA so at this time, we are not certain what the final tax dollar amount will be.</p>
<p>VII. OLD BUSINESS:</p>	<p>None</p>
<p>VIII. NEW BUSINESS:</p>	<p>President Robison indicated that the purpose of this meeting is to clarify the ratification vote that was done at the February 26, 2022 meeting regarding the sale of the association owned condo located at 215 Apex Point. There were three items on the agenda from the February 26, 2022 meeting. The vote for the property insurance was handled correctly. We need to revote on the other two items which were approving the sale of the association owned condo at 215 Apex Point and the second item being voting on allowing Letty Velazquez to represent Summit Village on the sale as these are two separate items.</p>

President Robison indicated that we will first ratify the vote on allowing Letty Velazquez to represent Summit Village on the sale of the association owned condo located at 215 Apex Point.

Floris Price-Bernal: not-present, original voice vote was yes

Jeniffer Sanabria-Morell: not-present, original voice vote was yes

George Gonzalez: yes

Crystal Howard: abstain

Sandra Jalbert: yes

Mike Robison: yes

Letty Velazquez: abstain

Final vote: 5 yes and 2 abstain. Motion passed

President Robison indicated that we will now ratify the vote on selling the association owned condo located at 215 Apex Point.

Floris Price-Bernal: not-present, original voice vote was yes

Jeniffer Sanabria-Morell: not-present, original voice vote was yes

George Gonzalez: yes

Crystal Howard: yes

Sandra Jalbert: yes

Mike Robison: yes

Letty Velazquez: yes

Final vote: 7 yes. Motion passed

IV: Closing Remarks

Crystal Howard mentioned that she went to the Condo Expo at the Convention Center last week. She shared that it was an interesting event. She indicated that some of the discussions she attended surrounded the possibility of legislation being placed into effect regarding reserve studies for condo associations. Nothing has been passed at this time. She indicated that if it does pass at some point, it could include a requirement that in addition to board members signing an affidavit that they have read the appropriate Florida Statutes, a 1 hour certification course may be also required. She indicated it is a one day event and it covers a variety of topics and may be beneficial for others to attend.

	<p>President Robison indicated that he appreciated the information. For our residents, President Robison wanted to make them aware that our buildings are not going to collapse and that is because we have a manager who is very diligent in taking care of our property. We do not have the horror stories we hear from other associations (things not being fixed, high delinquencies, filing for bankruptcy, etc..) because we have a board and manager who care and who take care of business. President Robison thanked the board members for their diligence and thanked Diane Gay.</p>
V: Adjournment	<p><i>Sandra Jalbert made a motion to adjourn the meeting.</i></p> <p><i>George Gonzalez 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 9:19 am.</i></p>