

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, NOVEMBER 19, 2022

I. CALL TO ORDER	President Mike Robison called the meeting to order on Saturday, November 19, 2022, at 9:00 am.
II. ROLL CALL	<p>Present:</p> <p>Mike Robison, <i>President</i> Sandy Jalbert, <i>Vice President</i> Letty Velazquez, <i>Treasurer</i> Jeniffer Sanabria-Morell, <i>Secretary</i> Floris Price-Bernal Crystal A. Howard</p> <p>Absent:</p> <p>George Gonzalez</p>
III. PROOF OF NOTICE	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting a notice on the office bulletin board and Association website on November 4, 2022.
IV. APPROVAL OF MINUTES	<p><i>A motion was made by Sandy Jalbert to approve the minutes from July 16, 2022, meeting.</i></p> <p><i>Letty Velazquez 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>
V. MANAGER'S REPORT (by Diane Gay)	<ol style="list-style-type: none">1. The clubhouse has reopened. It is available for rental.2. Pools. All pools have been redone.<ol style="list-style-type: none">a. Pool 3 is open.b. Pools 1 and 2 are closed due to pump house motors having to be replaced. Minor repairs are taking place, and these will be completed soon.3. The proposed budget was mailed already. The second notice will be mailed on Monday, November 21, 2022.
VI. COMMITTEE REPORTS	<ol style="list-style-type: none">1. Building and Grounds<ol style="list-style-type: none">a. See above2. Treasurer's Report Letty Velazquez presented the Financial Reports for the months of July-October 2022

	<p>Total Income:\$349,974.33</p> <p>Operating Expense & Reserve Allocation\$418,543.46</p> <p>Net Income:\$ (68,569.13)</p> <p>Operating Account:.....\$ 43,210.17</p> <p>Total Reserves:.....\$971,606.91</p> <p>Files with Association attorney:.....1</p> <p>Crystal Howard inquired about the file with the attorney. Diane Gay answered the person for whom the filing was done is dead, so there is a period the Association needs to wait for the file to be closed.</p> <p>Mike Robison also clarified to the people present that any owner could have access to this. They just needed to request it.</p>
<p>VII. OLD BUSINESS</p>	<p>No old business.</p>
<p>VIII. NEW BUSINESS</p>	<p><i>Budget for 2023</i></p> <p>a. <i>The major change is seen in the insurance category. We do not have a quote for this yet. We should be getting the information around mid to end of December 2022.</i></p> <p>b. <i>Diane Gay stated that the budget was created as an estimate. For the year 2022, the bid received was higher than anticipated, but we had the funds for it, so the neighbors did not have to pay additional for the balance.</i></p> <p style="padding-left: 40px;">i. <i>The budget created for 2023 does not have the actual cost of the insurance since we have not received the bid yet—it has an estimate (projection).</i></p> <p style="padding-left: 40px;">ii. <i>For the state of Florida, the cost of insurance is expected to increase by 50% by 2024.</i></p> <p>c. <i>Mike Robison stated that we have not increased the budget for three years. In hindsight, we probably should have raised it. We try to keep it down as much as we can. We have two claims filed in terms of liability (slip and fall), and that has caused that portion of the insurance to increase. With that in mind, at some point, we will have to do an emergency or special assessment to cover the expense of the insurance. This would be very similar to the roof assessment we had about 2 years ago since we had to change our roofs. Now we have a great company with quality products and service.</i></p> <p>d. <i>Sandy Jalbert took the opportunity to thank Diane for her work on setting everything in motion for cleanup after the two storms we have</i></p>

had this year.

- e. *Crystal Howard clarified that the proposed budget is a projection of the expenses we will have for 2023. It needs to be higher, so it does not bring surprises with the bids we will be receiving in 2023. She presented the cost of trash removal going up.*
 - i. *Diane Gay clarified that the city of Casselberry designated the company to be used, so we had no control over this. She also stated she received a letter stating the cost for 2023 will also go up.*
- f. *Crystal Howard presented a concern to several people questioning the expense for personnel under maintenance. She stated that the expense for 2019 was \$40,000, 2020 was \$35,000, 2021 was \$40,000, and 2022 was \$59,000.*
 - i. *Diane Gay clarified that people were complaining about office hours and were requesting for someone to be always at the office. We have someone working part-time covering the office when Diane is on the premises or out working with vendors. This person costs every owner \$3.27 per month. She works 25 hours per week at \$12.00 per hour. This is 1,200 hours per year. Divide that 339 people over 50 weeks.*
 - ii. *Crystal stated this person is not maintenance. Diane answered that's how insurance categorized it. This is another change we have had for this year, and it is because we have reopened the office (since the Pandemic).*
 - iii. *Mike Robison clarified Diane did not want anybody else at the office, but it was needed, and the impact on the budget is minimal. To work efficiently, we need to have that because it allows Diane to be out on the property, meeting with vendors, etc.*

Mike Robison stated that the board needs to formally approve the budget for 2023, and he opened the space to entertain a motion.

Sandy Jalbert motioned to accept the budget for 2023.

Jeniffer Sanabria seconded the motion.

Mike Robison called Board Members for a vote:

Floris Price-Bernal—Yes

Sandy Jalbert—Yes

Mike Robison—Yes

Jeniffer Sanabria—Yes

Letty Velazquez—Yes

Crystal Howard—Yes

	<p style="text-align: center;"><i>George Gonzalez—Yes (answer submitted over the phone)</i></p> <p style="text-align: center;"><i>Motion carries. We now have the budget for 2023.</i></p>
<p>IX. PRESIDENT REMARKS</p>	<p>The annual meeting will be on December 17, 2022, at 9:00 am at the Clubhouse. There was one board member (Jeniffer Sanabria) whose term concluded. No one signed up to run, so there will be no election. Jeniffer Sanabria will continue to serve as a Board member. If we have a quorum, we will have the annual meeting, but if there is no quorum, we will have the selection of officers at that time.</p> <p>Mike Robison reflected on the fact that Summit Village has lost a lot of people over the years, and it makes him sad. Our demographics have changed a lot. In the past, Board Meetings were packed with people, and now we have a few neighbors attending.</p> <p>We seem to have people who have no respect for Jason when they leave big items by the dumpster. Jason picks up when people do this. People don't care enough to close the dumpster. Fernando (our landscaping) brings their truck once a month to pick it up and take it away for us.</p> <p>Sandy Jalbert stated that this is another example of the relationship Diane has with our vendors that continues to save us money.</p> <p>Crystal Howard mentioned the bulletin board. She measured the board, and the cork needs to be replaced at some point. We can divide it into four sections: Community News, Rental Opportunities, Community Interest, and maybe an Advertising section for businesses to maybe pay us monthly to show their business.</p> <p>Mike Robison mentioned there have been cases of dogs being on the premises without a leash. There was an instance where Sandy was looking for an unleashed dog (maybe missing) at 1:00 am. There is a Leash Law in Florida.</p>
<p>X. ADJOURNMENT</p>	<p><i>Sandy Jalbert made a motion to adjourn the meeting.</i></p> <p><i>Letty Velazquez seconded the motion.</i></p> <p><i>Motion passed.</i></p> <p><i>Meeting ended at 09:44 am.</i></p>