

SUMMIT VILLAGE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SATURDAY, JULY 22, 2023

<b>I. CALL TO ORDER</b>	President Mike Robison called the special meeting to order on Saturday, July 22, 2023, at 9:00 am.
<b>II. ROLL CALL</b>	<b>Present:</b> Mike Robison, <i>President</i> Sandy Jalbert, <i>Vice President</i> Jeniffer Sanabria-Morell, <i>Secretary</i> Floris Price-Bernal George Gonzalez Alan Long  <b>Absent:</b> Crystal A. Howard
<b>III. PROOF OF NOTICE</b>	The Board of Directors has complied with the notification requirements of the open public meeting requirements by posting notice on the office bulletin board and Association website on July 20, 2023.
<b>IV. APPROVAL OF MINUTES</b>	<i>A motion was made by Sandy Jalbert to approve the minutes from April 15, 2023, meeting with correction of Alan Long's name.</i>  <i>Alan Long seconded the motion.</i>  <i>All board members present at the meeting voted in favor of approving the minutes.</i>  <i>Motion carried.</i>
<b>V. MANAGER'S REPORT</b>  <b>(by Diane Gay)</b>	<ol style="list-style-type: none"><li>1. <b>Tree trimming</b>—This will take place on second week of July. We do this due to hurricane season. The process is not just cutting branches. It is done, so the trees are strong and may withstand the winds that come with a storm. Because we do this, we have not had any issues with storm season so far.</li><li>2. <b>Sprinklers</b>—Company comes Tuesday/Wednesday once a month. Because of special assessment, and to save money, we are asking them to come every other month. Diane mentioned that the water used is well water, so it does not cost us anything. If there is a leak, please notify the office, so it is addressed when the company comes to check on these.<ol style="list-style-type: none"><li>a. Sandy mentioned that this decision of the sprinklers company coming every other month is so the association can save money.</li><li>b. Mike also clarified that the association has had to do a special assessment twice. Board members and Diane presented examples</li></ol></li></ol>

	<p>of other communities that pay higher rates of HOA fees.</p> <ul style="list-style-type: none"> <li>c. Sandy mentioned that we work on a budget by the end of the year, but we do not get insurance quotes until January the following year. This is something that we must work on, but there is not much we can do due to our current insurance market.</li> <li>d. Diane clarified that the special assessment was for 2023 and hopefully for 2024, but it seems our regular assessment will increase.</li> <li>e. Sandy added that when our broker came, he presented that everything we have done has helped our quote. We have been paying for these expenses ourselves without needing to take a loan. That is why we have reserves.</li> <li>f. Alan reminded that the lawsuits for falls are also affecting our quote.</li> </ul>
<p><b>VI. COMMITTEE REPORTS</b></p>	<p>Treasurer's Report</p> <p>Sandy Jalbert presented the Financial Reports for the month ending June 30, 2023.</p> <p>Total Income: .....\$109,855.95</p> <p>Operating Expense &amp; Reserve Allocation .....\$ 91,515.99</p> <p>Net Income: .....\$ 18,339.96</p> <p>Operating Accounts:</p> <p>    Regular.....\$ 24,568.62</p> <p>    Insurance Assessment.....\$ 20,226.15</p> <p>Total Reserves:.....\$ 1,175,262.50</p> <p>Files with Association attorney:.....1 \$5,007</p> <p>The file with the attorney is for a person for whom the filing was done is dead, so there is a period the Association needs to wait for the file to be close.</p> <p>This file is to be resolved in August.</p>
<p><b>VII. OLD BUSINESS</b></p>	<p>No old business.</p>
<p><b>VIII. NEW BUSINESS</b></p>	<ul style="list-style-type: none"> <li>1. President Robison mentioned there were no new items to be discussed in the meeting. This is a meeting to catch up and provide information to the community.</li> <li>2. Sandy asked the neighbors present to contact the police if something is</li> </ul>

	<p>going on in our community. Diane cannot help with these matters, and it will delay their response process.</p> <ol style="list-style-type: none"> <li>3. Sandy mentioned that if there is a streetlight not working, we as homeowners could call Duke Energy.</li> <li>4. Diane mentioned that there have been several breakouts to steal Hyundai and Kia cars. She reminded all present to lock their cars.</li> <li>5. Alan presented the suggestion of neighbors getting low cost camera system (like Ring cameras) that could help with security. It records activities that could be used for security purposes.</li> <li>6. Sandy mentioned handicap parking in our community is not legally forceful, but we have identified these spaces to show courtesy to neighbors who need these spaces.</li> <li>7. Lastly, Diane mentioned the dates for the upcoming Board Members meetings: <ol style="list-style-type: none"> <li>i. September 16, 2023</li> <li>ii. November 11, 2023</li> <li>iii. December 9, 2023</li> </ol> </li> </ol>
<b>IX. PRESIDENT REMARKS</b>	<p>President Robison thanked the residents for their participation and their questions.</p>
<b>X. ADJOURNMENT</b>	<p><i>Sandy Jalbert made a motion to adjourn the meeting.</i></p> <p><i>George Gonzalez seconded the motion.</i></p> <p><i>Motion passed.</i></p> <p><i>Meeting ended at 9:58 am.</i></p>