

**SPECIAL MEMBERS' / BOARD OF DIRECTORS' MEETING  
FIRE SPRINKLER OPT-OUT VOTE  
AUGUST 2, 2016 AT 10:00 AM – CLUBHOUSE**

**SPECIAL MEMBERS' MEETING**

President John Evans called the meeting to order at 10:00 am and confirmed there was a quorum. Website Administrator, Ray Moore, verified that 249 unit owners had voted and the necessary quorum was 212. The secretary, Lou Buscemi, reported that this meeting was duly posted in advance.

At this point, John asked if anyone wished to change their vote for the Fire Sprinkler Opt-Out. When no one responded he asked Ray for the results of the vote.

**Yes, in favor of the Fire Sprinkler Opt-Out 247  
No, against the Fire Sprinkler Opt-Out 2**

At 10:25 the President asked for a motion to adjourn the Special Members' Meeting. Donna so moved the motion and it was seconded by Lou, and the motion carried.

**BOARD OF DIRECTORS' MEETING**

President John Evans called the meeting to order at 10:10 and asked the Secretary to call the roll. All Directors were present along with Property Manager, Bob Lorang. Lou Buscemi verified that the meeting had been duly posted in advance. John then asked for a motion to dispense with the reading of the minutes of the last meeting which were sent out to all unit owners and to accept and approve them as written. Lou so moved and motion was seconded by Mike and carried.

**DIRECTORS' REPORTS**

**TREASURER'S REPORT** (Nick Marchione)

Nick announced that copies of his report were made available to all residents in attendance.

- SunTrust Cooling Tower 15,229.67
- SunTrust Reserve Checking 42,687.51
- Chase Operating Checking 269,772.78
- SunTrust Reserves 63,537.15
- PNC Betterment Fund 55,535.57
- PNC Reserve Checking 51,402.67
- Wells Fargo 250,083.99
- Bank of America 249,915.15

**BOAT DOCK REPORT** (Nick Marchione)

- SunTrust- Boat Dock Amount 66,690.64
- Nick stated the dock continues to be repaired by Steve Wexler and will be ongoing throughout the year.

## **SOCIAL COMMITTEE** (John Evans)

- John announced that the name of the Social Committee will now be the **SOCIAL ORGANIZING COMMITTEE**; their role is to organize events.
- Cash in bank; 3,945.90.
- If you are interested in hosting a Happy Hour, a Sunday night movie or other event, contact the Committee.
- Up coming events are High Tea, Wine Tasting, Movies, Happy Hours, and Bingo will start in September.
- A resident suggested that Sunday Movies be held in the afternoon rather than the evenings.

## **OLD BUSINESS**

- No Smoking Rule began August 1.
- Smoking ONLY allowed in units and carport area.
- Glenn Baker, Board Rep for the Rules Compliance Hearing Committee, announced possible examples of Guidelines which have been set for violators of this rule:  
First Infraction: Warning  
Second Infraction: Possible fine \$25.00 - \$100.00

## **CARS LEAKING OIL**

- Association will clean the owner's parking space ONCE.
- Second Oil Leak: Unit owner will be required to pay \$20.00 for clean up fee.

## **NEW BUSINESS**

President John Evans, asked for a motion to accept the results of the Fire Sprinkler Opt-Out vote. Secretary, Lou Buscemi, made the motion to accept the vote, forward it to our attorney and to mail the results to all unit owners within 30 days as stated by the Florida Law. It was seconded by Donna and the motion carried.

## **MANAGER'S REPORT** (Bob Lorang)

- Completion for Center Harbor roof is expected to be in mid September.
- Clean-up will begin as soon as work is completed: power washing buildings, paint catwalks and possibly seal coat staging areas.
- Construction Company will pay for clean-up.
- Bob expressed concern of window screens in many units needing replacement. They can be replaced at a cost of \$20-25 per screen. Contact the office for more information.
- Pool project has begun as of July 27 and expected to be completed at the end of November.
- All storage bins have been inspected and violations are occurring, such as, storing belongings outside the bins.
- Notice will be given to violators to remove their belongings which are outside the bins, and will be given 30 days to correct this violation.

The Meeting was adjourned and followed by a Q&A session. Board went into Executive session following the Q&A session.

Donna Bowman, Assistant Secretary

