

**MINUTES OF
MEETING OF THE BOARD OF DIRECTORS**

Date: Thursday, September 19, 2019

Time: 7:00pm

Place: Clubhouse

I. ROLL CALL

Present: Karen Erickson, Emil Rus, Matthew Mitts, Ronald Holmes and Al Bishop.
Also present: Annmarie Coniglio, Property Manager.

II. CALL TO ORDER

Chair Karen Erickson called the meeting to order at 7:00 p.m.

III. APPROVAL OF AGENDA – Karen noted that she would like to move the Responses to RFP for Management Services (Item “b” under Unfinished Business to the last item, right before Membership Comments). Matt motioned approval of the agenda; Al seconded and the motion carried unanimously.

IV. APPROVAL OF MINUTES – July 18, 2019 and August 19, 2019 – Al motioned approval of the minutes; Ron seconded and motion carried unanimously.

V. REPORT OF PRESIDENT – Karen gave the President’s Report.

VI. MANAGER’S REPORT – Annmarie Coniglio gave the Manager’s Report, which copies were made available to the Membership.

VII. REPORT OF COMMITTEES – Committee Reports, in written form, were made available to the Membership.

VIII. APPROVAL OF REPORTS- Ron motioned approval of the reports as presented; Al seconded and the motion carried unanimously.

IX. UNFINISHED BUSINESS

- a. Approval of Irrigation Pump Station Replacement – Hoover Pumping Systems – After discussions, **Matt motioned approval of the pump station replacement at Pump A; Al seconded and the motion carried 4-1 with Emil opposed.**

X. NEW BUSINESS

- a. Approval of Maintenance Contract with Hoover Pumping Systems – After discussions, **Matt motioned to negotiate with Hoover on the cost of the**

maintenance contract and bring it back in October; Ron seconded and the motion carried unanimously.

b. Suspension of Use – After a brief introduction, **Matt motioned approval of suspension of use for the three properties behind in their monetary obligation to the Association; Emil seconded and the motion carried unanimously.**

At this point, Annmarie left the meeting and notes were taken by Matt.

IX. UNFINISHED BUSINESS

b. Responses to RFP for Management Services – After discussions, **Al motioned approval to remain with Watson Association Management for property management services; Ron seconded and the motion carried unanimously.**

XI. MEMBERSHIP COMMENTS

- Stained fountain – *caused by chlorine tabs needed in the water; maintenance can spray with a bleach or chlorine product.*
- Contact phone numbers posted at pool – *in an emergency, residents should call 911*
- Pavement reserves – *is there money in that account – Financials are posted on bulletin board outside of clubhouse for Membership review and information.*
- Irrigation – *not getting enough water – irrigation runs twice a week for each property and the Association is cognizant of water usage and reports to SFWMD quarterly.*

XII. ADJOURNMENT - There being no further business to discuss, the meeting adjourned at 8:00p.m.

Respectfully submitted,
Annmarie Coniglio, LCAM

Please Note: An audio recording of this meeting is available to hear upon request.