

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, June 16, 2021, at the Ameri-Tech offices, and Zoom was also available.

I. Call Meeting to Order

- A. The meeting was called to order at 1:30 PM by Eudora Partridge, President, who also acted as chair for the meeting.

II. Roll Call

- A. Debbie Higgins, Secretary, took roll call:
 - 1. Eudora Partridge, President (via Zoom)
 - 2. Kay Hunt, Vice President (via Zoom)
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member at Large (via Zoom)
- B. A quorum was established.
- C. Also in attendance were:
 - 1. John Prokopovich, Maintenance Supervisor (via Zoom)
 - 2. James Mateka, Ameri-Tech Property Manager
 - 3. Helen and Leo Strupczewski, Residents
 - 4. Edsel and Elaine Palaez, Residents
 - 5. Kevin and Cheryl Acton, Residents
 - 6. Joe Booth, Resident
 - 7. There were several residents observing on the Zoom call, including Anthony LoSchiavo, President, and Chelsea Chapman, Vice President, of Great Florida Insurance, who were invited to present later in the meeting.

III. Meeting Minutes

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held May 19, 2021, and the addendum, and to accept them as written; the motion was seconded by Regina.
- B. A vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina's report for the month of May:
 - 1. Income was under budget by \$19,244.
 - 2. Expenses were under budget by \$15,326.
 - 3. We are over budget by \$3,918 due to the significantly increased cost of materials.
 - 4. January through May, we are under budget by \$56,324; this is due to prepayments and assessments.

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- B. Assessment payments outstanding as of 05/31/21:
 - 1. Letters have been sent out by the attorney; the balance due is \$7,680.

V. Maintenance Report

- A. Report by John Prokopovich, Maintenance Supervisor:
 - 1. The 16 roofs planned for replacement this year are done and closed out; some minor PVC/HVAC tasks remain to be done.
 - 2. There are six more roofs to be completed; we have a proposal for the roof on Building 24; it includes a 20% increase. This one is mandatory now because the roof caved in on some units.
 - 3. Staffing issues ensue; five people were interviewed and sent for drug testing; only one passed.
 - 4. The pool will be closed as of July 6, 2021, for upgrade of the pool equipment to bring it to code.
 - 5. The addition of a light at the pool area was mentioned; it was addressed in full as part of new business.
 - 6. There have been a lot of issues with the Grasshopper mowers; lots of repairs and down time. We will not use Grasshoppers going forward.
 - 7. After an eight month delay, the part for the truck arrived and the truck has been repaired.
 - 8. We are using a textured hardy board that looks like wood for all wood being replaced on the back of units; this is an upgrade.

VI. New Business

- A. Agent of Record Change
 - 1. Anthony LoSchiavo, President, and Chelsea Chapman, Vice President, presented their proposal for the insurance Agent of Record change for our community.
 - 2. The Board was asked if there were any questions, and a discussion took place.
 - 3. Debbie made a motion to accept Great Florida Insurance as our new Agent of Record; the motion was seconded by Regina.
 - 4. A vote was taken, and the motion passed unanimously.
- B. Review of Insurance Appraisal Proposals
 - 1. A discussion ensued regarding the benefits of FPAT vs. IP Risk.
 - 2. Anthony LoSchiavo was asked to explain why the replacement cost percentage increases are so different, i.e., 17-20% for FPAT and 6-7% for IP Risk, to help us understand.
 - 3. Debbie made a motion to accept the proposal for IP Risk and Regina seconded.
 - 4. A vote was taken, and the motion passed unanimously.

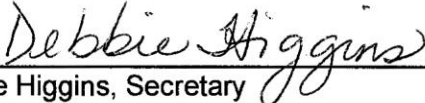
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- C. John obtained a proposal from Duke Energy to install a light at the pool area for night swimming.
 - 1. Jim Mateka stated that he had just attended a symposium on pools and stated that according to State Statutes, we are only permitted to open the pool from dawn to dusk.
 - 2. Art wants to explore this further, so the matter was tabled until the July Board meeting.
- D. Questions from Cheryl Acton, Resident
 - 1. Cheryl was permitted to ask questions regarding Board agenda matters.
 - 2. She asked about whether our irrigation was recycled water, and Debbie explained that irrigation is on wells; Debbie also mentioned that this wasn't on the agenda.
 - 3. She then asked about the pool light, stating that perhaps Duke Energy could put in a streetlight near the pool for security reasons; we explained that the pool light topic had been tabled until next month.

VII. Adjourn Meeting

- A. Debbie made a motion to adjourn the meeting and it was seconded by Eudora.
- B. There being no further business to discuss, the meeting was adjourned at 2:41 PM.



Debbie Higgins, Secretary