

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, July 21, 2021, at the Ameri-Tech offices, and on Zoom.

I. Call Meeting to Order

- A. The meeting was called to order at 1:31 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 (absent...traveling)
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member at Large (absent)
- 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 (via Zoom)
 - 4. Chelsea Chapman, Vice President, Great Florida Insurance (via Zoom)
 - 5. Edsel Palaez, Resident
 - 6. Kevin Acton, Resident
 - 7. Mike Spooner, Resident
 - 8. Jan Van Bibber, Resident
 - 9. There were several residents observing on the Zoom call.

III. Meeting Minutes

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held June 16, 2021, and accept them as written; the motion was seconded by Kay.
- B. A vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina's report for the month of June was read by Eudora in Regina's absence:
 - 1. Income: \$217,475
 - 2. Expenses: \$186,599
 - 3. Under by: \$ 30,875
 - 4. YTD Under: \$ 87,199 (due to assessments and prepaid fees)
 - 5. Assessments: \$ 5,449 still unpaid; letters have gone out

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. The pool equipment upgrade is well underway; challenges are with electrical, because Duke Energy is understaffed and it's hard for them to get out here in time.
2. The gas meter was removed, because we are going with electric instead, which means our expenses will be reduced.
3. Reopening of the pool is anticipated for Labor Day.
4. The roof on Building 24 is permitted, but the roofer has no materials; there is a shortage. We are awaiting these materials.
5. We are also waiting for ISO; there is a problem with chips, etc., due to a fire there.
6. We have eight carports done so far this year; planning on eight more, but it depends on funding. The goal is to have only 55 remaining at the end of this year out of 107 carports total.
7. There are issues with mower repairs and keeping up with the required schedule; looking for a used mower with minimal hours.
8. Challenges remain with tree roots taking out electricity; Duke Energy has been good about getting ours done. Work continues in this area.

VI. Committee Reports

A. Documents Committee – Helen Strupczewski

1. The Committee is reviewing the new FS 718 laws to see how they affect our by-laws and documents; findings will be brought back to the Committee meeting on August 20th.
2. We received the approved amendments from the attorney; all were approved except the one regarding children under 18 years of age. It violates federal Fair Housing laws and HUD guidelines.
3. This amendment goes back to the Board to either change so it complies, or they decide to kill this amendment altogether.
4. Approved amendments will be submitted for approval by the membership at the March 2022 annual meeting.

B. Compliance Committee – Jim Mateka

1. Completed the initial inspection; will start next week on the second round to see what has been corrected.
2. Received several phone calls, and residents were told that they must respond in writing as an official response to the letters.

VII. Old Business

A. Insurance Renewal Review

1. Chelsea Chapman, GFI Vice President, was available to answer questions by the Board regarding the formal proposal that was presented this week.

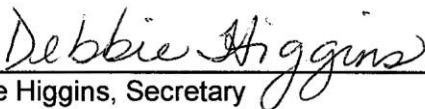
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2. The Board was asked if there were any questions, and a discussion took place.
 3. We are changing our expiration date to December 31, 2021, which means some of the coverages will be short-termed and won't affect this year's budget as much.
 4. Financing is offered by GFI at 4.47%, which is down from 4.97% last year, for an 11-month term.
 5. The question of a down payment was discussed and can't be confirmed until Regina returns and discusses this with Karen Browder at Ameri-Tech.
 6. Chelsea recommends a 10% down payment, although zero is acceptable, and will put the paper-work together with that amount; it can be adjusted later.
 7. Mike Spooner asked if night swimming would affect the insurance; this was answered by Chelsea, and she said that according to Aspen (our carrier), it would not.
 8. Debbie made a motion to accept the proposal with stipulations regarding the final number based on the insurance appraisal, and it was seconded by Kay.
 9. A vote was taken, and the motion passed unanimously.
- B. Pool Lighting for Night Swimming
1. Debbie stated that there aren't enough people in the community to justify the cost; Kay and Eudora agreed.
 2. Eudora spoke to many people who use the pool and they stated that they would not swim at night.
 3. Mike Spooner asked if the light that was being considered was for safety; it was explained that it was for the safety of night swimming only.
 4. Debbie made a motion to no longer pursue night swimming in Mission Hills; it was seconded by Kay.
 5. A vote was taken and the motion passed unanimously.

VIII. Adjourn Meeting

- A. Eudora made a motion to adjourn the meeting and it was seconded by Debbie; a vote was taken and it passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:15 PM.



Debbie Higgins, Secretary