

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, August 18, 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
 - 4. Debbie Higgins, Secretary (via Zoom)
 - 5. Art House, Member at Large (via Zoom)
 - 6. John Prokopovich, Maintenance Supervisor (via Zoom)
- B. A quorum was established.
- C. Also in attendance at Ameri-Tech were:
 - 1. James Mateka, Ameri-Tech Property Manager
 - 2. Helen and Leo Strupczewski, Residents
 - 3. Edsel Palaez, Resident
 - 4. Kevin and Cheryl Acton, Resident
 - 5. Jan Van Bibber, Resident
 - 6. Bob Stole, Resident
 - 7. Helen Maggaro, Resident
 - 8. Joe Booth, Resident
- D. There were 11 residents observing on the Zoom call.

III. Meeting Minutes

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held July 21, 2021, and accept them as written, and the motion was seconded by Regina; a vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

- A. Regina reported the following for the month of July:
 - 1. Income: \$220,548
 - 2. Expenses: \$238,375
 - 3. Over by: \$ 17,827 (due to Elsa storm tree trimming/equipment repairs)
 - 4. YTD Under: \$ 69,372 (due to assessments and prepaid fees)
 - 5. Assessments: \$ 2,221 still unpaid

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. The pool is open; all repairs are completed and new pool furniture is in place.
2. The annual preventive maintenance for new heaters is scheduled.
3. Challenges remain with electrical issues on Feather Drive; we are awaiting materials and workers for this project.
4. The roof on Building 24 is permitted, but we are awaiting materials.
5. Tenting for termites begins on 09/16/21 for three days down on Mission Hills Blvd.
6. Mower repair issues persist; had to spend almost \$1,000 on repairs.
7. Friday, 08/20/21, is the last day for warranty coverage on all Gators, but the parts for these repairs were covered.
8. Found a used 54" John Deer with 1,200 hours on it; the price is around \$5,350, but there is some negotiating that can still be done. It's a mid-mount mower. We need to install both the canopy and mulching packages put on it, but is included in this price. New mowers cost \$15,000.
9. The cost comes out of deferred maintenance, line 9100, so the money is there.
10. It costs \$300 to rent a mower, which is what's being done to keep up with the workload.
11. Debbie made a motion to make this purchase and it was seconded by Eudora; a vote was taken and the motion passed unanimously.

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 are being brought back to Committee meeting on August 20th; it looks like only one item will affect our documents.
2. The Committee needs to address unsupervised minors either at the pool or in the Clubhouse and create the proper rules to have resident supervision in both cases; Helen will email for review and it will be addressed at the next meeting.
3. Approved amendments must be submitted for approval by the membership at the March 2022 annual meeting.
4. A document called, "Request to Review Documents for Possible Proposed Amendment(s)" was submitted for review; the Board approved it and Debbie will have Michael put it up on the websites.
5. Helen provided something from Pinellas County on recycling for the Board to review and come up with a modified version for posting at the recycling bins.

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B. Compliance Committee – Jim Mateka

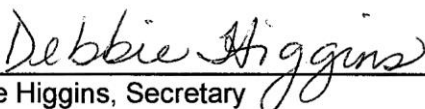
1. Jim commented that people who received the letters have been compliant, and he hasn't received much flack about the process.
2. He did his second round of inspections and there are 11 more letters to go out.
3. There is no one who is close to going to the Compliance Committee, which is good.

VII. Resident (Gallery) Questions

- A. Cheryl Acton – Requested clarification on the “one roof” that needs to be done; she was told that this one roof is for this year...the remaining five will be completed next year, unless there is another emergency.
- B. Edsel Palaez – Asked about when his carport will be repaired; he has been told he is 60th on the list and his carport is falling down. We explained that carports are being done as the money is received. He also has a rotten tree behind his condo that hasn't been addressed. Edsel has submitted the required work orders for all this.

VIII. Adjourn Meeting

- A. Debbie made a motion to adjourn the meeting and it was seconded by Regina; a vote was taken and it passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 2:16 PM.



Debbie Higgins, Secretary