

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, October 20, 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. Present were:
 - 1. Eudora Partridge, President
 - 2. Kay Hunt, Vice President
 - 3. Regina Hickey, Treasurer
 - 4. Debbie Higgins, Secretary
 - 5. Art House, Member at Large
 - 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. Emily Farris, New AT Property Manager (Observer)
 - 3. Steve Jarbo, New AT Property Manager (Observer)
 - 4. Helen and Leo Strupczewski, Residents
 - 5. Joe Booth, Resident
 - 6. Edsel Palaez, Resident
 - 7. Cheryl Acton, Property Owner
 - 8. Jan Van Bibber, Resident
 - 9. Pat Gambino, Resident
 - 10. Helen Maggaro, Resident
 - 11. Christine Picard, Resident
 - 12. Mike Spooner, Resident
 - 13. Jeanne Eldridge, Resident
 - 14. Donna Vollaro, Resident
 - 15. Ann Sabatine, Resident
- D. There were four residents observing on the Zoom call, although they didn't all stay on the entire time.

III. Meeting Minutes

- A. Debbie moved to waive the reading of the minutes from the BOD Meeting held September 15, 2021, and accept them as written, and the motion was seconded by Kay; a vote was taken, and the motion passed unanimously.

IV. Treasurer's Report

A. Regina reported the following for the month of September:

1. Income: \$207,271
2. Expenses: \$210,539
3. Over by: \$ 3,268 (as of September 30th)
4. YTD Under: \$ 42,124 (due to assessments and prepaid condo fees)
5. Assessments: \$ 1,368 (still unpaid; it's in the attorney's hands for collection)

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. The pool heaters are down until Tuesday, October 26th, because all technicians are at a conference; however, the pool is at about 80 degrees.
2. We have installed low-frequency surge protectors on all pool heaters; these are high performance surge protectors...they won't be blown out the first time they are hit.
3. We replaced a water heater, so now all new water heaters will have an eight-year warranty instead of just one year.
4. There is a work order for three speed bumps to be located on Mission Circle; there are seven people requesting these speed bumps due to near misses from people speeding down that street.
5. The cost is \$500-600 per speed bump; the subject was tabled until the November meeting.
6. Palm tree trimming is complete and power washing is scheduled to start.
7. Anyone who has orange flags in their yard needs to call Spectrum to have the lines buried.
8. Repairs were required on the boom and the trailer, which were all done in-house; parts were about \$400, but the repairs would have cost \$2,000 if done outside.
9. Met with the Underpaid Claims Management company regarding cast iron and terracotta plumbing failures as they relate to Mission Hills:
 - a) A summary of the meeting and what's being offered is in each Director's basket at the office for review.
 - b) The purpose is to file claims that could pay as much as \$18,565 *million*.
 - c) John wants to meet with Eudora and Regina to discuss it further, and take action as soon as possible.
 - d) Debbie suggested that either Anthony LoSchiavo or Chelsea Chapman be present at this meeting to ensure that everything is completely understood.
 - e) The Board agreed to look at the package and decide about whether to move forward with a meeting; the subject was tabled until next month.

VI. Committee Reports

- A. Documents Committee – Helen Strupczewski
 - 1. The Committee met to discuss how the July 718 changes affected our documents and they do not.
 - 2. The next formal meeting isn't required until after next July's changes.
 - 3. The Committee will still be available should anyone have a question or if there should be a submission for a document change based on the instructions that have been made available on the websites.
 - 4. The existing signage around the pool needs to be adjusted to include the updates to the swimming pool rules P&P that was approved last month.
 - 5. Helen volunteered the Documents Committee to count the proxies for the Budget Approval meeting scheduled for November 3rd.
- B. Compliance Committee – Jim Mateka
 - 1. There is one person who has not complied after going through the compliance process; there is a final inspection on Friday, October 29th.
 - 2. If there is still non-compliance, this issue will be taken to the Compliance Committee for further action.
 - 3. Out of all the letters sent, only this one has not complied.
 - 4. Jim thanked the residents who have sent emails and called him about violations in our community.

VII. New Business

- A. Debbie provided a status on the questions that have been received thus far for the Town Hall meeting scheduled for October 27th.
- B. There are 24 questions for which responses are being gathered.
- C. She stated that there was one letter that arrived without contact information, so it will not be addressed.
- D. There is also one of a personal nature that will not be addressed.

VIII. Resident (Gallery) Questions

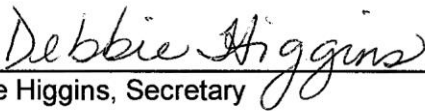
- A. The gallery was asked if there were any questions relevant to the agenda.
 - 1. Cheryl Acton shared an experience she had regarding a sink hole scam about 10 years ago; this related back to the presentation that John discussed during his report regarding plumbing failures.
 - 2. Edsel Palaez presented issues regarding palm tree trimming; he stated that March, April and May are the months when these trees should be trimmed. With the onset of winter, the leaves help protect the trees; he wanted to warn about the potential of some trees dying as a result.
 - 3. Mike Spooner suggested that the speed limit be reduced to 15 MPH; this related back to the speed bump subject that John presented.
 - 4. Donna Vollaro asked how many questions they could ask; she was told that it is unlimited. She also claimed the anonymous letter, and was told it would now be addressed at the meeting.

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IX. Adjourn Meeting

- A. As a personal addition to these minutes, I want to thank the people in the gallery, and in the room in general, for their compliance regarding cross talk. It made my job of doing the minutes much easier...thank you!
- B. Debbie made a motion to adjourn the meeting and it was seconded by Regina; a vote was taken and the motion passed unanimously.
- C. There being no further business to discuss, the meeting was adjourned at 2:15 PM.



Debbie Higgins, Secretary