

Mission Hills Condominium Association

Board of Directors Meeting Minutes

A meeting was held on Wednesday, November 17, 2021, at the Ameri-Tech offices, and on Zoom.

I. Call Meeting to Order

- A. The meeting was called to order at 1:32 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 (via Zoom)
 3. Regina Hickey, Treasurer
 4. Debbie Higgins, Secretary (via Zoom)
 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. Helen Strupczewski, Documents Committee (via Zoom)
 3. Edsel Palaez, Resident
 4. Kevin Acton, Property Owner
 5. Cheryl Acton, Property Owner
 6. Charles Barrientos, Resident
 7. Pat Gambino, Resident
 8. Helen Maggaro, Resident
 9. Christine Picard, Resident
 10. Jeanne Eldridge, Resident
- D. There were three residents observing on the Zoom call, although they didn't all stay on the entire time.

III. Meeting Minutes

- A. Regina moved to waive the reading of the minutes from the BOD Meeting held October 20, 2021, and accept them as written, and the motion was seconded by Kay; a vote was taken, and the motion passed unanimously.
- B. Debbie moved to waive the reading of the minutes from the BOD Budget Approval Meeting held on November 3, 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 October:

1. Income: \$201,426
2. Expenses: \$213,496
3. Over by: \$ 12,170 (as of October 31st)
4. YTD Under: \$ 29,954 (due to assessments and prepaid condo fees)
5. Assessments: \$ 1,323 (still unpaid; it's in the attorney's hands for collection)

V. Maintenance Report

A. Report by John Prokopovich, Maintenance Supervisor:

1. The roof on building 24 is finally complete; we're just awaiting the warranty information and the final bill can be paid.
2. Hoping to have all landscaping completed by year-end; grass is being planted, but will do it again in March and April.
3. John empathizes whole-heartedly with the residents whose trees are being removed; he suggested they purchase an umbrella.
4. John thanked the Board for all that has been accomplished since it took office in March 2020.

VI. Committee Reports

A. Documents Committee – Helen Strupczewski

1. The Committee has completed the Statute 718 review.
2. We are looking to have an informational meeting in January or February on the third Friday of either month, which is the same day as our Committee meeting, only in the evening to review the amendments that will be voted on in March; Helen confirmed that Jim will attend the Committee meeting on December 17th at 11 AM to review the amendments and discuss how they will be presented to the community.
3. Anyone interested in an amendment to the by-laws can access the form on the website.

B. Compliance Committee – Jim Mateka

1. There have been 18 violations issued; all have been resolved.
2. The unit with the door/window issues is on its way to being resolved.

VII. Resident (Gallery) Questions

A. The gallery was asked if there were any questions relevant to the agenda.

1. Edsel Palaez asked a question regarding another resident's roof and was told it wasn't relevant to this meeting, although Jim mentioned that it has already been addressed.
2. Edsel also asked what was going on in his courtyard regarding the trees. It was explained that trees are being removed due to issues with water and/or electrical lines.

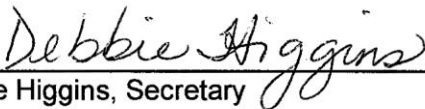
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3. Kevin asked about a palm tree he had to cut down, when the maintenance crew was digging out other palms. Jim didn't have a response for him at this time.
4. Charles Barrientos brought up the situation with the newly installed water piping and the required insulation. Jim stated that all of this work was approved by an arborist regarding which trees to remove, and it was also permitted by the City of Clearwater; the City also came back and approved the work that had been done after the insulation was installed.

VIII. Adjourn Meeting

- A. Regina made a motion to adjourn the meeting and it was seconded by Debbie; a vote was taken and the motion passed unanimously.
- B. There being no further business to discuss, the meeting was adjourned at 1:59 PM.



Debbie Higgins, Secretary