

Annual Meeting of the Association of Unit Owners
October 30, 2019
(Unofficial)

Call to order: Dick Stausebach at 7:00 p.m.

Roll Call and Certification of Proxies: 12 Unit Owners in attendance; 5 proxies. Quorum not met.

Annual meeting Minutes from 2018 read and approved.

Treasurer's Report: Terri Laccoff presented statement on the community's finances and property operations. This statement will be posted to the community website.

The Budget is prepared in accordance with the law in that it is to be "reasonably funded" in accordance to what the community will need to operate. Accordingly, the 2020 Budget is projected to have us operating at a shortfall. This shortfall is intentional inasmuch the goal is to work down our surplus money from the prior years. The Treasurer projects the surplus should carry us for the next 4 to 5 years at the same condo fee rate pending there are no catastrophic events and small or no events in tangible expenses like snow maintenance, general repairs and insurance. In the Treasurer's opinion, a comfortable cash surplus in the operating account would be in the range of \$30,000 to \$40,000. Currently, we have approximately \$100,000. The Reserve funds account (that is used specifically for capital improvements like roof replacements, asphalt, etc.) is fully funded in accordance with the independent Reserve Study Report. The 2020 Reserve contribution will be made in one lump sum at the beginning of the year. This lump sum contribution will allow us to earn extra interest income for the entire year versus making monthly contributions. We are also earning significant interest income on Reserve funding that is invested in a CD's.

The trees have been trimmed aggressively to last more than 2 years and were done at a savings of \$3,000 from our prior contractor's bid.

Snow contract: Our current contract is up for renewal. Our contract is structured per snow event by inches (not per plow). Service is contracted commencing at 2 inches, but we can use our discretion and ask for service at less than 2 inches. For moderate snow events, the service commences at or near the end of the storm. For heavier events, multiple plows are usually necessary. Sidewalks are cleared at the end of the snow and are treated with calcium chloride, which is more expensive than rock salt, but does less damage to the cement.

Water main leak at Center Court: Suez has come and marked the parking lot with green paint.

Landscaping report by Dick Stausebach: Contract will be renewed next spring. Usually we negotiate a two-year contract. Jay's Landscaping has merged with Turf Management. Rate increases have been reasonable so far.

New Business: Residents from single family homes are using our dog stations. Terri is looking for volunteers to empty the dog station bags. It would make sense to have someone who has a dog to empty the bags.

Usually BHTC makes an annual contribution of \$200 to Beacon Hill Civic Association single family homes. Terri would like to decrease our contribution due to \$150 due to their residents using our dog bags.

We maintain the land across Mousley Rd. that we don't actually own. Dick explained the history of this situation.

Election of Council Members: Quorum wasn't met, so election of Council Members could not be made. Tim Panfile (103 Center) and Charlene Bunnell (208 East) volunteered and were appointed by Council.

Owners Concerns: Frank Wagner of 200 East commented on the condition of the Unit fences and asked if the Council would consider having the Association absorb the financial cost for replacing all of them. Dick said the fences were erected by Council after the previous fences were damaged by hurricane Gloria in 1985. Currently, the Rules and Regulations state the Owners are responsible for the upkeep or replacement of their fence in accordance with the Fence Specifications Document and Council approval. The Council's position is the Association can take responsibility in replacing a fence if the Owner(s) cannot work together, but the Owner(s) would be assessed their respective cost. We referenced a situation where Council is planning to do just that. Frank followed up asking if Council would consider coordinating the repair and issuing a special assessment. Council tried to explain it just isn't that simple due to the broad range of fence designs, configurations and varying conditions from fence to fence. Kathy Hinson of 11 West commented when she purchased her Unit she read all the bylaws and understood that she was responsible for her fence and the associated cost.

Adjournment: Meeting adjourned 8:15 pm.