

**Board Meeting- August 25, 2018**  
Board Members- Hratch (P), Kim (P), Jag (P),  
Sheryl via Facetime

**Meeting called to order by Hratch at 11:30 AM**

**Waved the reading of the minutes from last meeting**

**Discussion #1- Pool Committee**

Many homeowners had statements and questions about the pool committee and all committees in general. It was explained that the committees were formed to take some of the pressure off of the board and to give homeowners a voice. (ie. Why would pool patio be replaced without first repairing the leaking pipes beneath the patio?) The committees were formed to make recommendations and make proposals to the board, which the board can then vote on. These committees do not have the authority to make financial decisions, however their input is necessary and valuable. Any homeowner is welcome to join any committee and those interested should send an email or call any of the board members to be added to that committee.

A homeowner asked about whether a rumor that she'd heard was true regarding the pool committee having a budget of \$100,000 to make repairs and renovations. Hratch clarified that if there was \$100,000 to spend, hypothetically, what would the recommendations be? He also explained that the roofs in phase I are the priority and that the roof reserves are specifically for the roofs. Unfortunately, as the pool conversation became more heated, some people became rude and disrespectful, forcing Hratch to call for an end to those conversations.

The BBQ grill, (previously accepted as a gracious donation) was also a topic of conversation and it was explained that a decision about it's use, would be made based on what is best for the community as a whole.

**Discussion #2- Roofing**

Robert Vickers, representing the roofing committee, announced that we now have a signed contract with Turkey Roofing Consulting. Concerns were voiced as to the speed at which the consulting firm has been progressing. To date, a timeline is being established for the project details. Robert Vickers also voiced concerns about the condition of some of the screened rooms in Phase I and that those issues will need to be addressed during the re-roofing of the buildings. TRC (Turnkey Roofing Consulting) recommended Palm Beach Aluminum as a vendor to evaluate the condition of the screened rooms and make recommendations. Hratch motioned to approve Palm Beach Aluminum as a vendor to evaluate the screened enclosures and make recommendations. Motion passed. Some homeowners brought up questions regarding who's responsibility it would be to fix said enclosures.

Screened enclosures are generally the homeowners responsibility but there may be exceptions to this and cases will be evaluated individually by the board.

It is hopeful that the roofing project will begin as early as February of 2019. Research continues, regarding the benefit/cost on shingle versus metal roofs. Durability, longevity, energy efficiency and property value are some of the considerations.

Questions from homeowners regarding the possibility of future roofing assessments were raised. It was explained that the previous board, had estimated a cost per building and raised \$576,000, through assessments. That money remains in reserves and has been added to each year. It is still unknown at this time as to what the final projected cost will be and therefore it is too early to tell if an additional assessment will be necessary for any shortfall.

Robert Vickers brought up concerns about the possibility of further tree trimming which may be necessary for the life of the new roofs. Hratch suggested that vendors for this may bid on the job to do this. Sheryl Hecht suggested that it be TRC, rather than the tree cutting vendors, recommending which trees may impact the roofing most, since they have an objective view with no financial gain for their suggestion. It was agreed that any further tree cutting necessary to roofing be part of the roofing budget.

Cathy Hobbs thanked and commended the roofing committee for their contribution.

### **Discussion #3- Emergency Response Training**

A homeowner, "Angelo", distributed flyers regarding Boynton Beach Emergency Response training, which educates participants about hurricane preparedness. Hratch commented that he had done the program and found it to be valuable.

### **Discussion #4- Work Orders**

The community is currently converting to a new on-line software program called E-Unify. As previously discussed, this program will include better tracking of work orders, accounting and gate management including guest access. The program conversion has begun and it should be up and running soon.

### **Discussion #5- Sprinklers**

It was brought to the attention of the board that there continue to be ongoing issues regarding sprinklers, such as misdirected or broken heads, water on cars, leaks and flooding. Hratch explained that along with a 30 year old aging system,

there are also design flaws. Questions were raised as to whether LMT are qualified to manage this system, and it was recalled by Hratch that there were worse problems historically, when other vendors were utilized.

### **Discussion #6- The Front Gate**

One arm of the front gate exit continues to not be operational. Kim continues to be working towards finding a cost effective solution to repair. Initially, an estimate of between \$6000 and \$8000 was estimated for replacement of the arm motor. Due to this extremely high cost, other options, such as leasing versus buying are being evaluated.

A homeowner reported that at approximately 4:00am, one morning, they observed the guard in the booth sleeping. As this concern has been brought up and dealt with before, homeowners are strongly encouraged to take a picture of this with their phone and forward it to Kim. In the past, this has caused the dismissal of certain employees.

**Meeting Adjourned by Hratch at 1:15**