

MYERLEE CIRCLE CONDOMINIUM ASSOCIATION
6945 DOG LEG WAY
FORT MYERS, FL. 33919

Board Notes.

May 21, 2024

ATTENDANCE:

President:	Larry Wynberg
Vice President:	Phil Hoffman(off- site)
Treasurer:	Linda Fentner
Secretary:	Pearl Prevoir
Unit Manager:	Tom Kaiser
Ground's Director:	Charlie Flugger
Pool/clubhouse.	TBD

Before the official meeting called to order, Larry Wynberg introduced the new Maintenance staff, Paul Crotty.

Meeting called to order by President Wynberg @ 1:30

P M. Larry announced that Julia Tepper has volunteered to be the Clubhouse & Pool Director with assistance of Kim Hanson. A motion was made to accept Julia as the Pool/clubhouse Director, seconded by Pearl, motion passed.

Secretary's Report: Secretary distributed the April 15th. Board Notes prior to today's meeting for review by Board Members. Motion made to accept notes as written, seconded, all approved, motion passed.

Pearl introduced the idea of opening the board office one (1) morning/ week to offer owners/ residents copy services, at a nominal fee, and provide information and / or assistance with questions or problems. After Board members offered additional suggestions, Pearl made a motion to have the board office open, year-round, one (1) day/ week, starting in October 2024, from 9:00AM- 12:30 PM, to offer services, by a designated board member, for the MCCA owners. Services would consist of, but not be limited to: (1) copy services for a limited amount of personal paperwork, at a nominal fee , to be determined at a later date and (2) provide information, as needed, motion was seconded by Tom, no further discussion took place, motion passed unanimously. Pearl reminded all attendees that if any

owner is in need of a Notary, they should contact our Treasurer, Linda Fentner.

An owner submitted a letter of complaint to the Board, regarding non-residents walking their dogs on MCCA private side roads. Pearl made a motion to send a "friendly letter" to the local associations requesting they remind their owners not to walk their animals on our side roads, as they are private property. Motion seconded, no further discussion took place, Larry called for a vote, all approved, motion passed.

Treasurer's Report: Delinquent funds from sale of 6929 DogLeg Way recovered and deposited. Operating funds @ Edison Bank, as of 4/30/2024: Operating cash=\$35,908.34, Operating savings=\$54,193.41, Reserve Cash= \$213,413.48, Total Bank cash= \$303,585.23, and Current Year Deficit= \$4,601.61.

Prior to the board meeting, the Treasurer gave each board member a copy of the updated Payment Policy for Vendors & Board Members for review. Board members had no comments or questions about the Updated Policies, no discussion required. Linda reports that she is working with our legal council, for the lien on 1367 Bunker Way.

Vice President off -site, report presented by President Wynberg: Phil has been in touch with our insurance representative from Brown & Brown regarding MCCA Flood Insurance. Last year's premium for Flood Insurance, Option A, was \$148,000.00, this year it appears our premium is expected to be \$164,000.00, which is about \$3,000.00 more than what was budgeted. Phil & Linda will continue to keep in touch with Brown. & Brown.

President's Report: Larry reports that Fiber Optics will send information about installation and cost for services for Myerlee Circle Owners. In answer to Lisa Kaiser's question regarding Heritage Insurance, Larry reports that he contacted our Insurance representative, Jessica, to see if the association is eligible for any refunds from Heritage Insurance. Jessica indicates no refund is expected and will forward a complete report, when available. Due to the recent regulation changes regarding funding of the reserves, President Wynberg reports that Phil, Linda. and Charlie met with our accountant to discuss these changes. The regulation

requires that the Reserves be 100% funded by 2025. Larry explained the reason for a Reserve Study and the expected outcome. Lisa Kaiser voiced interest in joining the Reserve Study Committee. No decision made @ this time.

Discussion took place about the sealant committee's responsibilities with no changes noted. After Larry reviewed some of the budget items, he instructed the Treasurer to investigate and report on a \$1492.96 expenditure for the clubhouse @ the June board meeting and he asked Linda to do a breakdown of the billing for the reclaimed water and irrigation which has already used 82% of it's budget.

Unit Manager Report: Tom reports that a ceiling that was repaired after Hurricane IAN needs to be repaired again. Think the company who patched the area did not replace the drywall, so now need to get a cost breakdown.

The stucco repairs are mostly painted, now working on filling the remaining cracks. Tom states that he has left messages for the pool contractor but he has not responded yet. The engineering is done but waiting to hear the status of the permits and start date of lanai repair.

Grounds Director Report: One of our Owners submitted a referral for a New Pest Control company for MCCA. Charlie contacted the company to get their rates. They are about \$1,000.00 more than our current provider, so we will not make any changes.

Charlie reports the need to have some trees and some damaged bushes removed. He submitted quotes from several Landscape companies and found that Joshua Tree service has the best price and does quality work. Motion made by Charlie to accept the bid from Joshua Tree Service for \$1,900.00 to remove the trees and bushes., seconded by Tom, discussion took place regarding the need to remove the trees but no changes were recommended. President Wynberg called for a vote, all board members were in favor, vote passed.

Charlie is pursuing bids from local sprinkler companies to provide maintenance and repair services for our irrigation system. He will be sending a letter of "concern" to our landscape company due to workers behavior.

Clubhouse/Pool Director Report: Before reading her report, Julia did a demonstration of the new Website Feature that her son, Sean Tepper created to meet the new regulations for associations with 25 or more units to have a Website with a Portal for owners to access some of the official association documents.

Julia raised concerns about the condition of the clubhouse and poolside bathrooms. Lively discussion took place regarding hiring a cleaning service for the clubhouse. Motion was made by Julia to have the Budget Committee include the request for a monthly cleaning service for the clubhouse starting in October, 2024, seconded by Charlie, no further discussion required. Motion passed unanimously.

New Business: Lisa Kaiser submitted an undated letter from the Executive Vice President of Sabal Construction and Roofing identifying concerns about the condition of some of the stucco that was found and reported to the Unit Manager, Lisa Kaiser, in 2021. Lisa raised concerns about the condition of the stucco and the need for sealing of the units to take place, as noted by several painting and construction experts.

Pearl reminded Lisa that the Board is committed to perform the necessary repairs and sealing of the stucco, as noted by the creation of a Committee dedicated to obtaining bids for this work, identifying payment source for the project and recommendation of schedule.

Next Meeting June 18, 2024.

Motion made by Tom to adjourn, seconded by Pearl @ 2:55 PM.

Board Notes respectfully submitted by Pearl Prevoir, Secretary.