

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

**JULY 16, 2024.**

**BOARD NOTES**

**ATTENDANCE:**

President:	Larry Wynberg
Vice President:	Phil Hoffman(via Skype)
Treasurer:	Linda Fentner
Secretary:	Pearl Prevoir
Unit Director:	Tom Kaiser
Grounds Director:	Charlie Flugger
Pool/Clubhouse Director:	Julia Tepper
Guest Speaker:	Jessica Harrison- Brown & Brown Insurance

President Wynberg introduced guest speaker, Jessica Harrison from Brown & Brown Insurance Company.

Jessica is here today to present an overview of current insurance renewal and industry updates.

Jessica reports that our property premium increased 79%, updated values to reflect 2022 appraisal increase of 20% from previous values of \$14,174,723. Insurance company has added coverage for All Wind & Hail with a deductible of 5%. All other Perils deductible changed from \$25,000./occurrence to \$5,000./occurrence. 80% Coinsurance changed to Agreed Value and A tail cash Value on roofs changed to Replacement Cost Value.

Renewal for our Flood Insurance is due in November. New insurance companies are coming into Florida which is creating competition for present insurance providers and provides opportunity for her company to obtain better rates for Myerlee's current insurance coverage. Jessica will return in October to update the association on status of Flood Insurance.

President Wynberg called the meeting to order at 1:45 pm.

**Secretaries Report:** Pearl distributed the June 18 Board notes prior to this board meeting. There were no requests for additions or changes at this time. President

Wynberg asked for questions or discussion. No discussion necessary, motion made to accept report as presented, seconded and approved. Pearl reviewed the education requirements for board members that was recently passed by the legislature. Pearl made a motion to provide off-site owners access to Zoom, a video communication program, for owner meetings, attend board meetings and any other duly designated association meetings. Motion seconded by Linda, motion passed by a majority vote. Tom Kaiser abstained.

A repeat renter has returned to a unit on Eagle Way with her ESA dog. Pearl reports that the Management Company review committee, made up of Rich Rosenthal, Linda Fentner, Kim Hanson and Pearl Prevoir have contacted six(6) local companies and have set up either a phone conference or face to face meetings with three(3) companies.

Several owners have emailed the board asking questions about the new Regulation HB 1029- My Safe Condo Pilot Program. Pearl handed out copies of this new regulation to all board members for their review.

**Treasurer's Report: Financial Report**

Operating Cash: \$13,795.38

Operating Savings \$5,221.44

Reserves: \$214,897.56

**TOTAL: \$214,897.56**

All but one owner are current with monthly fees. Lien for closure action has been filed. Charlie asked if the processor serves the owner or the lending institute and questions how to bring it to conclusion. As of this date, there is a balance owed of \$22,000. Linda will follow up on these questions. Discussion took place regarding the need for interviews for any/all repeat renters. Larry states he feels we should interview all renters.

Due to concerns that Tom Kaiser presented about the need to obtain competitive bids for yearly appraisals that are required to be completed for insurance purposes, President Wynberg recommended he make a motion to approve cost and provider to perform the yearly appraisal. Motion seconded by Charlie, all approved, motion passed.

**Vice President:** no updates at this time

**President:** Larry reports that he continues to work with the treasurer on the budget review from Hurricane IAN. Charlie Flugger will coordinate the volunteers, Lisa Kaiser, Linda Fentner and Rich Rosenthal for the Reserve Study. The Committee for Reserves will review the need to include the water tank, paving of roads and need for 100% funding of reserves. Larry indicates that the budget committee should meet by the end

of August and will be made up of 2-3 board members and 2 owners. Lisa Kaiser has already volunteered.

**Unit Director:** Project Committee, made up of Tom Kaiser, Larry Cullen and Randy Thomson put together information to be sent out to contractors for bids on sealing the stucco and painting the back of units. Randy presented his concerns about requesting bids before we are aware if and how much monies we have available to pay for the project. A discussion took place about use of reserves but no decision was made at this time. Tom made a motion to increase the new maintenance man's salary by \$2.00/hour after he has been working at **MCCA** for 90 days due to his good quality of work and willingness to perform all tasks. Motion seconded by Charlie and approved by a majority vote. Motion made by Tom to buy a new chain saw and battery for \$300.00- \$350.00 , seconded by Charlie and unanimously approved. Apparently several boys tried to break into the clubhouse through the front door, causing problems with the lock cylinder. Due to safety needs, Larry Instructed Tom to bring the cylinder to a locksmith for repair.

**Grounds Director:** Planting of bushes on hold till beginning of August till more funds will be available. 200 plants have been ordered @ cost of \$5,800. The Irrigation system is turned off while the new company is making repairs and replacing the sprinkler heads. After the bushes are planted, the company will position the sprinkler heads to water the new bushes daily. The bee hive has been removed

**Clubhouse/Pool Director Report:** call to the pool service company to lower the water level of the pool.

**Old Business:** Tom states that new key pad not needed for shed at this time. Lanai permit should be reviewed week of August. 12th.

Motion made to adjourn the meeting at 3:20pm by Tom Kaiser, seconded by Pearl, unanimously approved.

Next Board Meeting scheduled for September 18th @1:30 pm