

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

BOARD NOTES.

OCTOBER 15, 2024

ATTENDANCE

President.	Larry Wynberg
Vice President	Not Available
Treasurer.	Linda Fentner
Secretary.	Pearl Prevoir
Unit Director.	Tom Kaiser
Ground's Director.	Charles Flugger
Pool/ Clubhouse.	Julia Tepper

Guest Speaker.            Jessica Harrison, Brown & Brown

Jesica was happy to notify the Board that our Property Insurance premium has decreased 21% from last year. This year it is \$135,000 instead of the \$173,000 we paid last year.

Per Jessica, The insurance company used the 2023 appraisal to determine the replacement cost for our buildings which is \$17.3 million dollars. Last year we had a 5% deductible per building but this year it is only 3%. The insurance company removed coverage for wind damage bt has added Hurricanes as cause for damage or loss. There are three (3) parts to a claim, A, B and C which adds up to a one million dollar bucket of money. Sinkhole coverage now included in the policy.

Tom asked questions regarding some of the listed coverage, such as: Breakdown Loss and additional questions on the Property Enhancement Endorsement section of the policy. Some of the endorsements listed are, Debris Removal, Fire Department, Tree, Shrubs and Plants, Wind Driven Rain, Fungus and Back-up Sewage. Jessica did recommend that owners should include coverage for Wind Driven Rain in the HO6 section of their personal policies.

She states that our Flood Insurance renewed in June and expects the cost for next year's policy to increase a maximum of 23%., annually we average 15-18%.

President Wynberg. called the meeting to order @ 2:00PM.

**Secretary's Report:** Pearl distributed the September 17th Board notes to all board members prior to this meeting. No changes or errors were reported

but Tom Kaiser noted that the type of attachment for the compressor was missing and request that it be added to the notes., which was done before posting of notes. .No further discussion or changes requested. Board notes accepted unanimously with the inclusion of the air compressor. A motion to Rescind the approval to open the board office was made by Pearl due to a lack of interest from the owners. Motion seconded by Linda, approved by all board members. Due to Insufficient time, the Secretary reports she was not able to complete the documentation of the policy regarding owners participation in board meetings . Knowing that we have additional policies that require updating, Pearl made a motion to ask the Legal Committee , if still active, or a duly appointed committee, to undertake the responsibility of reviewing the associations policies that require updating and, or develop policies to be reviewed by the BOD, now required by recent legislative changes. Larry called for a vote on Pearl's motion, Charlie voted NO as he felt we do not need another committee, motion passed by a majority vote. The board plans to meet with the owners of FL. Sunset Mgmt Co to review questions about final costs for all services. Tom asked if the meeting will be open to owners and Noreen asked if owners will have a vote on a choice of management company . Larry states that the meeting will be open to owners and explained the board is interested in hearing owners questions and concerns about the management company but the Board is responsible for making the final decision.

Due to ongoing problems with side street parking overnight and on the sidewalks, Pearl made a motion to place No Parking signs stating, No Parking on sidewalks or overnight on each side street as we have no written policy for owners to follow, seconded by Linda. Discussion took place, including questions about handicapped parking. Larry explained that we are not obligated to follow ADA requirements but, if an owner has special needs they should discuss them with the board. Larry called for a vote, passed unanimously.

**Treasurer's Report:** Due to recent hurricane, financial report not ready for review. Summary of the Financial Report for September 30th is available. Operating Cash is \$30,539.26, Operating Savings is \$45,210.59, Reserve Cash is \$122, 761. 98, and the Deficit is \$2867. 56. Linda reports that she contacted our legal council for an update on the Barns lien activity. They will send the board a written report. Charlie questioned accuracy of accounts receivable that include the monthly assessments and the actual assessments. Larry requests that Charlie get together with Linda to review this information.

**President's Report:** After the 2025 Budget and Reserve Budget was given to each board member, Larry reviewed the budget process and explained costs for most categories. As the Reserve Committee reconfigured the items in the Reserve Budget it created a \$20,000/year savings, and, we have additional savings due to a decreased cost for our property insurance. Some of the items that produce the increase for the 2025 Budget consist of: lawn expense, irrigation system, pool and lanai upkeep, trash pick up, utilities, sewer and water. The management company fee is figured at \$17.00 for 100 units/month.. The Budget Committee is making a proposal to hire a management company which will provide support and assistance for the board. Although we are over budget for 2024, we do not need to make up for the loss.

**Unit Director:** Maintenance man has been out for past 2 weeks working with his church in NC, helping families in need after Hurricane Milton. We hope he will be in this week, but expect his return next week. The lanai has been completed. Tom states that Randy Thomson has volunteered to put up a temporary fence, and power wash the lanai. The pool still needs a ramp, and the drain needs to be cleaned out. Noreen asked if the chair rail will be reinstalled but Tom needs to evaluate the cost for this item before he can respond. Board members and volunteers worked together to pick up most of the debris after Hurricane Milton.

Tom reports that he has received 5 quotes for painting/ sealant . Copy of quotes along with a summary were given to each board member. The Painting/Sealant Committee interested in 2 of the companies, Messery and Noel. but need additional information before discussing the bids. Tom asked if adequate funds are available to pay for the project. Larry reports the 2025 Budget has enough money.

**Grounds Director:** Charlie states that it is time to fertilize the new plants, made a Motion to spend \$200 for fertilizer.

Motion seconded by Tom, motion passed. He reports that he has met with 2 landscape companies and waiting for their quotes. He recently got a third referral for landscape services who he will contact. He has been talking with an owner on Eagle Way who has requested permission to have a tree stump removed so she can plant a new small palm tree that she will pay for. Charlie reports some information he obtained regarding a Lien procedure and request that the Treasurer follow up on these procedures.

**Pool/clubhouse Director Report:** Julia reports she is gathering costs to install handrails on both lanai screen doors. It appears they cost between

\$130.- \$150. Each. Julia made a motion to hire a cleaning service for the clubhouse as Gary has been away. Request sum of \$400 for service,, Women's club offered to pay half the cost of the service,seconded by Pearl, motion passed. Discussion about use of the shed to store items for the January Trash & Treasure sale was initiated by Julia. Tom raised concerns about availability of space due to the need to store 400 shutters during the. Sealant/ paint project. Larry recommends review needs closer to January. Julia asked to use the association credit card for buying needed items for the pool and or the clubhouse., Permission granted.

**New Business:** Phil and Brenda Vaniar request board consider decreasing notification time for a garage sale from 30 days to 1 week, due to unexpected inclement weather on day of garage sale. Discussion took place regarding reason for a 30 day period of time for the request but no decision was made at this time. Larry suggest we review the policy so table further discussion.

**Old Business:** Although some items owned by the association have been sold in the past, there is no written policy on selling these items and use of the assets. Larry recommends the Policy Committee review this need. Due to an oversight at the September Board meeting, Tom did not identify the contractors being considered to do the stucco repairs. During this discussion, Tom reports that he did contact a contractor but still has not gotten a quote.

**Owner's Open Forum.** Larry Culling opened discussion about Corporate purchases of condos and possible need for DOC rewrite. He will email information to the Board for their review.

Next Meeting scheduled for November 19th. Owner's Budget Meeting scheduled for November 12th @ 5pm.

Pearl made a motion to adjourn the meeting, seconded by Linda @ 3:50 pm  
report respectfully submitted by Pearl Prevoir, Secretary

