

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

Board Meeting Notes.

November 19, 2024

ATTENDANCE:

President:	Larry Wynberg
VicePresident:	Phil Hoffman(off-site)
Treasurer:	Linda Fentner
Secretary:	Pearl Prevoir
Grounds Director:	Charles Flugger
Pool/Clubhouse Director:	Julia Tepper(off-site)
Unit Director:	Tom Kaiser(off-site)

President Wynberg called the meeting to order @ 1:30 PM. Larry explained that the change of the Agenda schedule today is necessary as 3 board members are off-site and may need to withdraw from the meeting at any time. Agenda items requiring a motion will be discussed after Larry answered Tom's question regarding the monthly fees for owners. He reminded Tom that the 2025 budget is built using 99 units, not 100.

Phil Hoffman made a motion to accept the proposed budget with a monthly fee of \$615, motion seconded with a proposal to accept owners recommendation of maintaining the monthly fee at \$618.00 with the understanding that \$3.00 extra amount collected from each owner will go into landscaping, such as bushes and trees. Motion seconded by Linda and passed with 5 agree, 1 disagrees.

As hiring a management company was approved by the Board, Pearl made a motion to accept the bid from Florida Sun Association Management company/Newell LLC with the understanding that the board will accept looking at their base services that do not include Exhibit A. Motion seconded by Linda. Tom presented concerns about hiring the management company

without an additional meeting that would offer board members another opportunity to ask more questions, although the board met with this company one month ago, received handouts containing costs and services provided, as well as answering all questions. Both Charlie and Tom raised questions about the cost of the company's services and frequency of being on-site. After additional explanations offered by Larry and Pearl, Larry called for a vote. All board members were in agreement to hire Sunset Association Management company.

Secretary's Report: Pearl states that she emailed the October 15th board notes to all board members, prior to this meeting. There were no changes or appropriate additions requested. Motion made to accept notes as presented, all in favor, motion passed. Pearl identified the Policy Committee members who were appointed by the President, Sandy Hillier, Ron McManus, Linda Fentner and Pearl Prevoir.

Pearl reports that an owner submitted a request for a report on the use of the assessment monies collected after Hurricane IAN which Linda will address during her report. Another owner submitted a recommendation for a decrease of the funding of the annual budget. He did not request to have this item put on the agenda.

Treasurer's Report: This is the Financial Report for the November 19th meeting. End of October operating cash is \$36,624.97. Operating savings was \$70,221.47 and Reserves was \$112,980.13 bringing the total to \$219,826.57. As of October 30th, we have a deficit of \$2,537.73.

Currently, we have 2 CDs, one CD is valued at \$102,980.13 and the second CD is valued @ \$150,534.66, giving us an investment of \$253,514.79. The second CD will mature in 7 months, interest rate is 5.1%. Our premium for Heritage Property Insurance is due November 24, 2024, for \$135,541.00. Linda made a motion to borrow up to \$25,000.00 from the reserves which she intends to pay back with-in a two month period of time, starting in December and January. Motion seconded, short discussion took place, all Board members in favor of the motion, motion passed.

Charlie raised concerns about turning the first CD principal over for another period of time at the same bank because the federal insurance is only for a quarter of a million dollars. Our investment will be in excess of that amount so suggest looking into other banks for another CD, which means Linda needs to

withdraw the monies from this bank. She will update the board at the next meeting.

Linda received an update from the lawyer about the lien on the Barnes condo but she is waiting for a return call from the lawyer to discuss the plan for the next step. She will update the board at the next meeting. She states that she is working with the accountant to create a report requested by Lisa Kaiser on the use of the \$1093.00 assessment. If they do not encounter any important or necessary interruptions, she expects to submit the findings within the 30 days requested by Lisa.

Tom identified an error noted on the completed 2023 audit, showing MCCA has 300 units instead of 100. He also identified that last year's budget was based on 100 units, instead of 99, causing incorrect budget information. Larry reports that he is aware of this error and is working with the accountant on the needed changes and corrections. Income should have been listed at \$61,182.00 for 99 units. If done properly it would have shown we were under budget.

Vice President's Report: No issues at this time

Ground Director's Report: Charlie distributed copies of four landscape provider's quotes, including our current provider, Angel, prior to this meeting. He identified the services of each provider, their cost and who referred the provider. Charlie made a motion to accept the quote from BrightView as their price was within our budget expectation of \$6000/ month, seconded by Tom and approved by all board members. Pearl questioned if the rules and regulations have changed for owners who want to do their own planting in front of their units. Rules have not changed, but Charlie states owners must get approval from the Grounds Director before doing any planting and/ or removal of trees and bushes. The Policy Committee will review the current rules for any needed modifications.

Unit Manger's Report: Pearl got a short report on the sealant project and Lania issues from Randy Thomson who was not available. Tom Kaiser has been off site.

Randy has been keeping owners updated on the progress of the sealant project as well as meeting with him about any questions or problems. The lanai contractor sent several men to repair the ruts created by their trucks on the back

lawn. Randy did observe a leak in the lanai roof as well as a difference between the contract and the engineer's plan. Randy & Mark Hanson fixed the doors on the lanai so they now close properly. Randy will discuss if di gs with Tom. Tom reports there has been damage to some soffits and fascia so he is waiting for bids for their repair.

Pool/Clubhouse Report: Report read by Pearl as Julia is off-site. Board and women's club shared the cost of clubhouse cleaning. A motion was made by Pearl for the board to accept Randy Thomson's offer to paint the inside wall of the lanai a bright turquoise, seconded by Charlie. Short discussion took place, including a recommendation that we consider painting the lani floor; all members in favor, motion passed. Julia is gathering bids for grout cleaning of pool bathrooms. A handrail was installed in the pool by Mark Hanson. Julia states that she is concerned that the Unit Manager wants to transfer the responsibility to her regarding the installation of a chair rail since she has no knowledge of the contract or the engineers report. Tom states he will read the contract and talk with Randy.

President Wynberg states it was brought to his attention that people were using an extension cord in the pool area which is a safety issue. It was suggested to place it inside the lanai.

Old Business: Pearl reports that she followed up on the cost and style of No Parking Signs for MCCA side streets, made a motion to accept the quote for 6 signs and posts of \$281.15, seconded by Linda. Charlie raised concerns that we did not have a written policy regarding parking restrictions and suggests the Policy Committee tackles that need. Pearl amended her motion to include review of Policy Committee recommendations before ordering signs. All in favor, motion passed.

Open Forum: Rich Rosenthal questioned the end of year deficit. Larry explained the income balance needs to be adjusted because the previous budget was set for 100 units versus 99. Rich also raised questions about the operating cash and the savings, which was explained by Larry. Meeting was adjourned at 2:45 pm.

Board notes respectfully submitted by Pearl Prevoir, Secretary.

