

January 10, 2024 Board Meeting

Vice President Eric Gietl called the meeting to order at 10:02 A.M. Board members present in person were V.P Eric Gietl, Secretary Terry Cooke and Director Gene Brown. Treasurer Margaret Dugan attended by Zoom and President Joan Sherry had an excused absence.

Treasurer's Report: Margaret presented the financial status report, highlighting potential overspending in the utilities section and a possible unused landscaping budget. Unexpected expenses, including a pool heater replacement and repair of streetlights was also discussed.

The Board agreed to monitor expenses closely to mitigate overages. V. President Eric pointed out that the pool heater was paid from Reserves. Margaret mentioned a potential to move the clubhouse roof repair forward another year to free up funds. A question about insurance coverage for legal costs was raised. The Board of Directors have Directors & Officers Insurance coverage.

There is no update at this time for Property/Hazard/Windstorm Insurance costs.

V. President Gietl explored other companies for internet and cable TV services, and considered alternative options such as bulk TV and internet services and running fiber to the neighborhood. He reported that the Comcast Bulk TV contract proposal would increase the per unit cost by \$12 increase per month, renew for 5 yrs. with a 4% maximum annual increase and a 90-day termination clause. May consider staying with Comcast contract for another 2 years.

The bulk TV contract survey results were:

- 40% of responders want bulk TV
- 30% of responders want bulk TV & Internet
- The rest wanted to drop all communication services

Also discussed, the need for reliable high-speed internet, with the consensus being that the community does not want the association to pay for internet at this time if it requires a substantial increase in fees.

The Board has been researching on-line payment systems. HOA Express has been rejected because of lack of functionality, high fees and processing time. Now researching online bill payments with our two major banks, Chase and Bank of America, to pay vendors without issuing manual checks. Also discussed the need for two signatures on checks and the possibility of finding a solution through the on-line banking app or an internal process change.

Judy reported that 8 owners need to put on new roofs this year, about 10% will need new Wind Mitigations reports this year and many will need a new Roof Inspection form. Roof Mitigation Inspections are good for 5 years, but the Roof Inspection Forms are only good for one year and required annually for roofs over 15 years of age. Property Insurers, including Citizens require them. West Florida Home Inspections has been contacted to perform those Inspections.

About half of our owners and renters have their Parking Stickers or hang tags. Cooperation was asked to comply with this new rule.

Villa Sales: 22 Villas were sold in 2023 and 5 are currently for sale.

Maintenance Report:

- Craig reported moving Mailboxes is an on-going project
- Craig reported finding a waterproof, submersible material to potentially fix the fountain pump.

- Potable Water Project expected to complete connections to individual villas within the week, with cleanup & equipment removal to follow.
- Asphalt repair work will be arranged where new water system penetrated
- Final meeting to be scheduled to set up & review the Potable Water project, receive documentation, and discuss future maintenance or operation of the equipment. The importance of knowing the locations of shut-off valves for isolating problems was emphasized. A document showing the locations of all the new water valves will be updated and made available our website.
- The Force Main project: Potential contractors are being engaged. PRS will present to the Committee week of 1/15/24. The Town recommends a re-lining process for the project.

Dredging Project and Volunteer Opportunities

The meeting focused on a potential marina dredging project and volunteer opportunities in the town. It was revealed that the Town only maintains 80 of the 82 canals, with the other two being privately owned. The community expressed dissatisfaction with the potential assessments to fund the dredging project and discussed the history of why two properties are exempted from maintenance. Tom Freiwald proposed lobbying against the unfair taxation on Spanish Main and a committee was formed to campaign against it. The Board decided to approach the new commissioner for district 5 for support and organize a ceremony for the water project completion. They also emphasized the need for more volunteers for various committees.

Volunteer Opportunities, Beach Access, and Off-Season Challenges

The meeting discussed volunteer opportunities, including hosting a game night with winnings going to a volunteer project. The team also considered painting the Clubhouse and addressed the lack of emergency contact during the summer months. The need for a 24-hour on-site manager and the possibility of a board member living full-time in the community were discussed, along with the challenges of managing issues during the off-season. The status of the beach access project was also addressed, with plans on hold due to the Shore. The board agreed to schedule the next meeting for the end of January to discuss plans for 2024.

Next steps

- Margaret will provide an update on the insurance and legal fees.
- Joan will work with Judy and Barbara to clarify the rental fees and rules.
- Update the maintenance report matrix with the latest information and make it available to the community upon request.
- Investigate other software packages for electronic payments and bill payments.
- Consider lobbying the town to exempt Spanish Main from the dredging project assessments.
- Schedule the next board meeting for the end of January.

Meeting adjourned at 11:28 A.M.

Respectfully submitted by
Judy Hoover, Ofc. Mgr.