

Laurel Hollow Condominium Association BOD Special Meeting

December 17, 2020 – Minutes

Meeting conducted via Uber Conference or dial in – The meeting was recorded.

Present: Joice Fairchild, Lorie Lettinga, Earl Ipsaro, Jeffrey Bench, and Jill Harrison were present at roll call. With all five board members being present, a quorum was certified and the meeting was called to order at 6:35pm. The meeting was chaired by Joice Fairchild.

Given a Special Meeting verses an Ad Hoc meeting hadn't been scheduled for a while, while the board members primarily conducted the meeting and spoke, on occasion, an owner attendee did participate as part of the meeting.

There was one agenda item for this meeting as it was solely dedicated to the Budget. There was also discussion about the Comcast Cable Contract as it is a significant item in the Budget and the contract is up for possible renewal in April 2021.

Joice Fairchild turned the meeting over to Earl Ipsaro who presented the Budget and various Budget models. Models were shared with the attendees through UberConference shared screen feature, as appropriate.

Earl Ipsaro reviewed the model that had Comcast in the Budget for 2021. The option to have cable, internet or some type of cable service with this provider would increase the maintenance assessment from \$700 to \$725, beginning 2nd quarter. Most other items in the model are pretty much the same. Earl indicated there will be surplus what is voted on each year to move over to the 2021 budget.

It was indicated that payments no longer go to Sunvast. \$9,270 was saved though slight increase in office supplies since those activities and costs are now handled on-site. On irrigation and fence maintenance, there was some increases for needed services and an adjustment going forward in the Budget was made. Some decreases that were made include pest control and pool maintenance.

Joice Fairchild and Earl Ipsaro had discussion about the previous year's carry forward differences and why the maintenance fee had increased from \$675 to \$700. Also the reserve fund was discussed and of \$40,289, is spread across various reserve funds and it's FL statue to have 10-13.5% available.

Earl indicated about 10K was in reserves for re-decking at the pool area. There was discussion about the Blooming's contract being up in 2022 and that they are in a 5-yr plan to redo bushes at 10-20 homes a yr. Ernie Bussaglia spoke about the Blooming's contract and others that were obtained at the time. Joice Fairchild indicated that a committee would be developed to look into this.

A 5yr plan for the Budget was brought up by Lorie Lettinga that Ben Sprunger had produced. Ben spoke about the document and long term study and what it was used for. Since the meeting, the plan was distributed to Earl.

Earl and Lorie then began discussions about the Internet options and impacts to the Budget. Overall, there would be an increase in quarterly fees should Internet be an option. Other services are being looked into such as Frontier, Verizon, Dish, etc. and will be discussed at a later time.

Earl then reviewed the second Budget model and indicated the only major difference is that Comcast Cable is not included and the quarterly fee drops from \$700 to \$625. He suggested this is a 26.5K savings. Jeff Bench asked about reduced pricing on Comcast for just the homes that want the service. Earl indicated that was looked into as well as a shorter than 5-yr contract; however, it was not an option. Joice Fairchild indicated another meeting would need to be scheduled for more detailed discussion for all the cable, internet, and other options.

Next Earl reviewed the Reserve Fund Budget in which he showed the items and their end of life time for repair, etc. Money, 3k, will be transferred out of the cabana kitchen fund to the road paving fund. In addition, money, 10k, will also be transferred out of the pool fence fund to the road paving fund. 2.5K will be moved into the paving fund from the pool decking fund.

The Board voted to approve which ever Budget is adopted (with or without Comcast) including the changes to the Reserve Fund. The motion was made by Jeff Bench and second by Lorie Lettinga. The vote on the motion was unanimous.

Another motion was made by Jeff Bench to have a next meeting that would focus on the Cable and Internet Options. The motion was second by Jill Harrison and passed unanimously by the board. Terry MacLeod asked for verification that what options on Cable were decided by the board would be on the ballot and Joice indicated yes. Terry also had confirmed that the Budget will also be approved at the Annual Meeting.

Joice Fairchild suggested since that we were finished board business that we obtain community owner's input. The following information was discussed:

Ernie Bussaglia made several well accepted suggestions about the pool decking and ideas on how to get this accomplished in 2021.

Carol Phillippe and Lorie Lettinga discussed talking with new owners about items that they are discarding that may be used in the community property, like a refrigerator.

There were comments about the reserve plans and the five year plan made from 941-233-1481 when Brian and Ben had been involved and Earl indicated he has Brian's information that was passed on. There was also explanation about shoreline restoration that was delivered very well.

Since all members had the opportunity to speak and that segment was completed, Jill Harrison made a motion to adjourn the meeting which was second by Lorie Lettinga. The vote was unanimous to adjourn and the time was about 7:48pm.

Prepared by: Jill Harrison, LHCA BOD Secretary

