

MINUTES
LIME BAY PHASE 4 BOARD MEETING
05-15-2019 at 6pm in the CLUBHOUSE CARDROOM

ROLL CALL

Tom Burns
Tom Wall
Jim Molini
Rob Piccora
Lorraine Thomas
Marcie Gershoni –not present

CALL TO ORDER at 6:00pm by Tom Burns

APPROVAL OF MINUTES – Rob motioned & Jim Molini seconded

MANAGERS REPORT –

Landscaping – 2 palm trees going in at 16, no jasmines & small hedges will remain

Plumbing – paid and contracted JV for the laundry valves

Trash Chutes – they were here today and will finish up tomorrow. Jim mentioned he saw them working and it appeared to be working well.

Exceptions to the Bylaws – spoke about 19-201 with two dogs, the previous president approved it but this board states that one died and she needs to complete new paperwork including certificates and doctor letters

Financial update – spoke about past due list and Lorraine went to Phoenix to work with Natalia and we eliminated all balances below \$5.00 as per Tom Burns. We also spoke about the foreclosed 18-109 that is now owned by Wells Fargo and we will start getting paid on it.

SBA Loan – Lorraine gave out a special assessment breakdown to pay off the loan and suggested they discuss it. No pre-payment penalty was confirmed. Lorraine will obtain other details once authorized on the account.

Credit Card – Tom Burns signed paperwork to obtain a new card and remove Abe.

OLD BUSINESS

ByLaw Change – Jim discussed the status of the by law amendments. Mary Ann Chandler with Katzman Chandler sent over her changes and once we give the approval, she will prepare the mailing. It was suggested that we send the amendment changes out separately, but agreed to send them out all together, possibly combine a few. Jim to review.

Rules & Regs – Jim took the community rules and a few other community rules and created a set of Phase 4 only. Motion to accept by Tom Burns and 2nd by Rob although Rob still thinks the board should have gone with 10% cap on rentals rather than 15% Jim also spoke about the Emotional Support Animal application. He has an attorney who we can retain for \$300 and will review 5 apps for free. Lorraine suggested we check with the current attorney first and then decide.

Lorraine gave out new attorney information, contracted in March

NEW BUSINESS

Ashtray at bldg 15 – all agreed, other buildings have them so we can put one at 15.
Marc, janitor asked Lorraine for a raise. The Board denied and want him replaced due to his poor interaction with owners and specifically Rob's wife which was previously documented.

ADJOURNED at 7:15 pm by Rob and 2nd by Tom Wall.