

**MINUTES**  
**LIME BAY PHASE 4 MEETING**  
**Wednesday, July 24, 2019 in the CLUBHOUSE Card room**

**ROLL CALL**

Tom Burns

Tom Wall

Rob Piccora

Jim Molini via speaker phone

Lorraine Thomas, Phoenix Property Management Services

Dorian Palacio, maintenance

Marcie was not in attendance

**CALL TO ORDER:** Tom B called by at 6pm

**APPROVAL OF MINUTES:** Rob motioned to skip and Jim 2<sup>nd</sup>.

**FINANCIAL UPDATE:**

- Reviewed 6 months financials. No questions or comments. We are right on track with expenses. Phoenix has some errors that Lorraine will clear up with Edie.
- Spoke about SBA loan. 4% interest rate and date of completion will be 3/2029. Rob motioned to pay it off when he thought it was 28K, but we actually pay 28K a year and the payoff is around 213K. Jim spoke about it being a very low rate and has no interest in paying it off. This topic has been shelved.

**MANAGERS REPORT:**

Landscaping:

- 16-109 – remove grassy stuff and put sod: Rob Jim 2<sup>nd</sup>
- 17-105 – remove fantail palm: Tom motioned and Rob 2<sup>nd</sup>
- Tree sprouting in the wood on the buildings – that area of the building is actually wood, not concrete. Dorian to note all the locations and Guy to repair.

Plumbing:

- Valves were complete; good job, no complaints from anyone. JV Plumbing
- Flushing the lines will be quoted by JV and done in December / January
- New valves for the exterior of the buildings as they were done in laundry. Dorian to note locations of broken ones and JV to complete. Member of the association present and stated that bldg. 16 leaks at her spigot – Rob motions to repair it now, Tom Wall 2<sup>nd</sup>

Electrical:

- 2 catwalk issues where the buildings meet each other that J&P has repaired.
- Dorian spoke about changing out the emergency and exit lights to newer style with a battery backup. Dorian will put this in his schedule. We also spoke about the electrical rooms needing waterproofing and sealed because that's the cause of these issues. Lorraine will get a quote from Guy and a one from T-Quality.

Roof:

2 repairs in the past 90 days, but all have been covered under our maintenance agreement.

### **OLD BUSINESS:**

By Law Status:

Waiting on MaryAnn's packet. Jim is still not clear on how the amendments will be presented and the number of pages. We spoke about completing this electronically, but not everyone has email.

### **NEW BUSINESS:**

Front door change – 15-106 Tom B motioned to accept this style, Tom W seconded.

\$200 non refundable pet deposit – Jim feels it should be refundable or change it should be called a “pet fee”. If they currently have a pet, they should get it back. Tom B said it should be non-refundable. Rob P motioned and Tom W called it a “pet admin fee”. All people with pets will be grandfathered in.

2<sup>nd</sup> key guidelines – Every owner is entitled to a 2<sup>nd</sup> key. Cut off Date is December 1, 2019. Rob motions and Tom B seconds.

Add'l \$50 on application for ESA - \$25.00 fee – ask Jennifer if we are allowed to charge a fee. If Jennifer says we can charge: ESA application would be \$50 Tom Burns motions and on Wall 2<sup>nd</sup> and Jim 3<sup>rd</sup>. If the fee increases, our charge increases. Service animals are completely different than Emotional Support Animals.

Marcie's resignation – Rob nominates Paul Berger and Tom wall second the motion.

Rules and Regulations – shelved for after the bylaws so they will coincide with each other.

**ADJOURNED** by Jim Molini at 7:10pm