

Balterra Condominiums Association
Board of Directors Meeting Minutes
September 19, 2019 at Clubhouse
5:30 p.m. Executive Session (Board Only)
6:00 p.m. Regular Board Meeting

Call to order:

- Executive meeting called to order at 5:30 p.m. by Bradley Hanson. Quorum of the Board of Directors established.

Board members present: Bradley Hanson, Tony Johnson and Steve O'Hair

CPMG Staff: Debra Vickrey, CAM, AMS, PCAM - Association Manager

Topics:

- Legal matters – Collections

Adjournment: 6:00 p.m.

Call to order:

- Meeting called to order at 6:00 p.m. by Bradley Hanson. Quorum established as above.

Meeting Minutes: July 18, 2019

- **Motion** to approve the meeting minutes was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.

Discussion Items:

- **Motion** to adopted minor changes to the Rules & Regulations was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

Contracts:

- **Motion** to approve the 2020 CPMG Management Agreement in the amount of \$32,760.00 was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the Keesen landscape proposal in the amount of \$4,765.96 for plant replacements, with the condition the work take place in the spring of 2020 was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the Keesen Landscape 2019-2020 landscape contract in the amount of \$22,139.00 was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.

- **Motion** to approve the 2019-2020 Keesen snow removal contract, on an as-needed basis, was made by Tony Johnson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to approve the 2020 & 2021 Alligator Pool Services contract in the amount of \$6,700.00 in 2020 and \$6,800.00 in 2021 was made by Steve O'Hair, seconded by Bradley Hanson and passed unanimously.
- **Motion** to approve the Kelly Electric proposal in the amount of \$633.00 to install exposed conduit to overhead light in the breezeway was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.

Financials/Legal:

- **Motion** to approve the July and August 2019 financials prepared by CPMG, subject to audit, was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the 2020 Budget, with an 11% increase in dues and an increase of garage dues to \$25.00 was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the Board President to sign the Dale Weidner & Company Audit Representation Letter was made by Steve O'Hair, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the 2018 Audit as presented was made by Bradley Hanson, seconded by Steve O'Hair and passed unanimously.
- **Motion** to adopt a Resolution to forgive the debt from the reserve fund to the operating fund in the amount of \$46,580.00 per the recommendation of the auditor was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.
- **Motion** to approve the Weidner & Company proposal in the amount of \$2,700.00 for the 2019 taxes and audit was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously.

Architectural Requests: None

Correspondences: None

Hearings:

- **Motion** to assess the fines for the following violations was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously;
 - 19303 #102 – 2nd violation trash on patio
 - 19303 #308 – 2nd violation briquette bbq on balcony
 - 19303 #308 – 3rd violation briquette bbq on balcony
 - 2682 #103 – 2nd violation storage on patio
 - 2705 #104 – 2nd violation noise fighting on patio
 - 2705 #104 – 4th violation trash on patio furniture thrown in common area
 - 2682 #106 – 2nd violation storage and wire on patio fence
 - 2682 #112 – 2nd violation storage on patio

- **Motion** to waive the fines for the following violations was made by Bradley Hanson, seconded by Tony Johnson and passed unanimously;
 - 2672 #103 – 2nd violation storage on patio
 - 2682 #111 – 2nd violation storage on patio

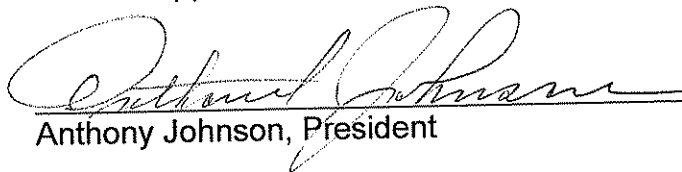
Homeowner Forum – 5 attendees

- Owners were frustrated with all the cigarette butts thrown around the property.
- There was discussion about where owners could find information about the HOA and they were directed to the CPMG website.

Adjournment: 7:00 p.m.

Next meeting: Annual meeting October 17, 2019 at 6:00 PM

Minutes approved:

 21 Nov 2019
Anthony Johnson, President Date