

# **ATLANTIC GARDENS OWNERS' ASSOCIATION, INC.**

## **BOARD OF DIRECTORS' BUDGET MEETING MINUTES**

Friday, June 12, 2020 Immediately After Special Members' Meeting  
Recreation Room on Property  
8401 N Atlantic Ave, Cape Canaveral, FL 32920

**1. Call to Order & Board Quorum Established**

The meeting was called to order at 4:13 PM. A quorum was established with the attendance of: Bernie Butler and Diane Mannarino in person and Irene Green Murphy attending by phone. Janina Day from Showcase Property Management was also present.

**2. Proof of Meeting Notice**

The meeting notice had been mailed to all Owners and posted at the property thirty (30) days in advance of the scheduled meeting in accordance with FL Statute and Association documents.

**3. Approval of the 2020-2021 Proposed Budget - Fees at \$225 per unit per month**

Irene motioned to approve the proposed budget as presented and Diane seconded the motion. **MSC.**

**4. Open Discussion**

Irene asked that the letter from Mel Weinstein be included as an attachment to a prior set of minutes.

**5. Adjournment**

There being no further business, the meeting was adjourned at 4:37 PM.

*Janina Day, LCAM  
Showcase Property Management  
8660 Astronaut Blvd.  
Suite #101  
Cape Canaveral, Fl. 32920*

*August 12, 2019*

*Ref: Limited Proxy and Meeting August 14, 2019*

*Dear Janina,*

*In reference to the request of allowing the Association the right to use monies from the reserves accounts for the purpose of funding other projects, specifically I have no problem, therefore I will support that request as the need requires it.*

*However I would like to make some comments and or recommendations. Personally I sit as President on what is called the Edgetowne Cond. Association here at home. Although we are smaller in comparison to Atlantic Gardens, whereby we have seventy eight units vs the (I believe) one hundred forty units at the Gardens, however the concept of managing is the same.*

*When I took over the board a few years ago we were broke and things needed to be done. I recommended to the board that (unless financially strong) which we were not, to sit and come up with cost analysis of what we needed to have done and meet with a bank to borrow the money we needed for specific projects. We were able to borrow enough to do and complete the projects that NEEDED TO BE COMPLETE!! We built the monthly payment into our budget without raising the monthly common charge. I noticed the cast iron sewer pipes that are badly deteriorating at a cost of \$4100.00 each. While I realize they do not have to be done at one time, at that price times seventy-eight equals \$319800.00, eventually that is what it will cost!! It could put a big hole in the reserves Money.*

*We had the same problem with the same type of pipe, we were able to install plastic pipe vs the cast iron. I am not sure that is allowed in Florida, if it is, we were able to save a ton of money as they make a heavy enough thick plastic pipe to adequately do the job!*

*I would assume the pipe issue did not happen over night, however it is good that it was caught as so many issues (due to the aging factor) are happening more and more!!*

*I thought I would offer some suggestions that if possible could make life some what helpful...also enclosed beside my proxy is my monthly payment for Sept. and Nov. Also if it helps I would ask that this be read into the record of the meeting.*

*Thanking you in advance, I am  
Sincerely yours*

*Mel Weinstein Apt-8*