

# ATLANTIC GARDENS OWNERS' ASSOCIATION, INC.

## Organizational Board of Directors' Meeting Minutes

February 26, 2021 Immediately following the Annual 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 1:35 pm. Irene Greene-Murphy, Bernie Butler, and Diane Mannarino were present. Nicholas Reed was present from Showcase Property Management.

### 2. Proof of Meeting Notice

The meeting notice was mailed and posted in advance of the meeting per Florida Statute.

### 3. Board Organization

The new Board organized as follows:

President – Irene Green-Murphy

Vice President – Bernie Butler

Secretary/Treasurer – Diane Mannarino

### 4. Approve the Past Meeting Minutes

Irene motioned to approve the minutes from the 2/2/2019 Organizational, 3/12/2020 Organizational, 6/12/2020 Budget, and 1/8/2021 Board meeting minutes as presented, and Diane seconded the motion. **MSC.**

### 5. Review and Approve January 2020 through January 2021 Financial Reports

Irene motioned to approve the financials as presented. She indicated there were a few questions she had, but nothing that would require any changes. Diane seconded the motion. **MSC.**

### 6. Old Business

None

### 7. New Business

Irene discussed a letter she sent out to the Community last May concerning the waiving of the Reserve money. She reiterated that it was in the Board's opinion that the Association was in good standing on the financial aspect and the money was not absolutely needed at this point. It was requested that a copy be added to the minutes.

### 8. Open Discussion

- Commercial vehicles being parked on property
- Entrance signage could use cleaning and repainting
- Overhang on B Building to be inspected
- Morgan & Morgan class action suit concerning plumbing pipes

### 9. Adjournment

There being no further business to discuss the meeting was adjourned at 1:55 pm.