

ATLANTIC GARDENS OWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS' BUDGET MEETING MINUTES

Monday, August 2, 2021, 4:00pm
Zoom Meeting

Irene Green Murphy - President Bernie Butler - Vice President Diane Mannarino - Sec/Treasurer

1. Call to Order & Board Quorum Established

The meeting was called to order at 3:53pm by Dorena Wise. A quorum was established with Irene Green Murphy, Bernie Butler and Diane Mannarino in attendance via Zoom. Dorena Wise, LCAM and Diane Whittington from Showcase Property Management were also present.

2. Proof of Meeting Notice

The meeting notice was 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. Review & Approve the February 26, 2021 Meeting Minutes

Irene Green Murphy made a motion to approve the minutes from the 2/26/2021 meeting as written. Bernie Butler seconded the motion. **MSC**

4. Review & Approve February 2021 – June 2021 Financial Reports

Diane Mannarino made a motion to approve the financial statements from February 2021 – June 2021. Bernie Butler seconded the motion. **MSC.**

5. Approval of the 2021-2022 Proposed Budget - Fees at \$225 per unit per month

Irene Green Murphy motioned to approve the proposed 2021-2022 budget as presented, with monthly assessments at \$225 per unit per month. The 2021/2022 Budget includes pay increases for the maintenance staff and an Insurance Premium decrease as previous claims are no longer being "held against" the policy. Bernie Butler seconded the motion. **MSC.**

6. Old Business

- a. Recreation Room's A/C repair is incomplete, bids are being obtained by Barry and Bernie.
- b. The security and integrity of the Community Environment has improved. Further discussion in regard to continuing to ask Owners be diligent about following AGOA Rules and Regulations when renting, is tabled.

7. Open Discussion

***Need an updated Owners contact list (email list to BoD) and also **need updated keys for all units.*

***Need to order a new pool sign that also includes depth. Barry already has one on order 8/3/21*

***Get with Barry regarding pool inspection results/any changes that need to be made*

***Get with Barry regarding official storm procedures (refer to document)*

***Carport overhang on Bldg B issues Spoke w/Barry 8/3 and he thought it had been done. If not, will look in to other Contractors.*

***Follow up on the class action suit regarding plumbing pipes, with Morgan & Morgan. I spoke w/Barry 8/3, he advised he has all the latest on this. LCAM, Dorena, will meet with him early next week to work on actions items.*

8. Adjournment

There being no further business to discuss, Irene Green Murphy made a motion to adjourn the meeting at 4:19 PM.