

Greater Imperial Board

A Not-For-Profit Corporation

BOARD OF DIRECTORS MEETING Minutes OF OCTOBER 27, 2022

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Board Members Present: Greg Stephens, President
Trevor Calhoun, Vice President
Susan Miller, Secretary

Association Representatives Present: Gale Schwartz , Susan Fitzpatrick, Theresa Dennis, Andrew Oliver, Charles Yates, Sam Carter, Edwin Howe, JP Perkins,

Others Present: Kim Strunsky beautification committee & Tricia Olsen from Sandcastle Community Management

CALL TO ORDER: The meeting was called to order by Greg Stephens at 3:00pm.

PROOF OF NOTICE: The notice was posted in accordance with Florida Statute.

ESTABLISH QUORUM: A quorum of the Board was present.

APPROVAL OF PREVIOUS MINUTES: Meeting minutes of September 22, 2022 board meeting were reviewed.

Motion: Charles Yates motioned to approve September 22, 2022 meeting minutes with Susan Fitzpatrick seconding the motion.

Discussion was had to add the proposal for the landscaping.

A motion was made by Charles Yates to approve the amended minutes. Seconded by Susan Fitzpatrick. Motion approved unanimously.

Treasurer's Report :

Greg Stephens provided financial update by Anita Delaquila. Year to date operating income of \$231,536 versus the budgeted amount of \$241,127 with a negative variance of \$9,591 attributed to less sales of gate operators. Administrative expense of \$26340 vs. budgeted \$34520 resulting in a positive variance of \$8179 primarily from smart passes. Insurance expense vs budget is a positive variance of \$5000, building and grounds has a positive variance of \$14,000. Total operating expenses year to date is \$213,000 vs. \$241,000 resulting in a positive variance of \$28,000. The balance in the reserve account is \$227,012.

Motion: Gale Schwartz made a motion to accept the financial report. Susan Fitzpatrick seconded the motion. Motion approved unanimously.

Beautification Committee: Kim Strunsky reported that she and Greg Stephens reviewed the new contract / proposal with Down To Earth and contract was executed. Tricia Notified the previous vendor of the termination. Kim and Greg met November 19 and gave them a list of things to do. They have been mowing and have removed the bougainvillea, trimmed the bushes, made some irrigation repairs. They will provide a proposal for tree trimming. They will help us with additions, and we hope to have everything ready for Thanksgiving.

There was discussion amongst the board about what some of the future landscaping projects and new plantings will cost and what the president has the authority to approve without the rest of the board members seeing a proposal and voting to approve. The board discussed an amount that was appropriate to be approved without coming before the entire board.

Motion: A motion was made by Charles Yates that the president has the authority to spend up to \$5000 without bringing it before the entire board. Anything over \$5000 will be brought before the board for a vote. Gale Schwartz seconded the motion. Motion approved unanimously.

Security Committee: Trevor had nothing to report for this period. No meetings have been scheduled.

Manager Update: Tricia reported that the remediation in the gatehouse has been done. An electrician is coming tomorrow to assess the electrical. We received the proposal for the replacement of all the gate equipment and that came in at approximately \$12k. Tricia also discussed that there was no flood insurance but, she did open a claim for wind and rain.

There was discussion of the board regarding a virtual gate attendant for nighttime while we are purchasing new equipment. Trevor stated that our current equipment would need to be updated and it would be more extensive than just purchasing additional equipment. Greg Stephens stated that we need to get the gate house put back together the way that it was as quickly as possible.

Gale S. stated that the sub associations should be credited for the time that we have been without gate attendants. She feels that if we aren't paying for the service and we aren't providing the service to owners, the money should be credited back. Greg Stephens stated that if there was a surplus at the end of the year, he would be fine with returning funds to owners but, it should not be done now.

Budget Adoption: Charles Yates made a motion to approve the proposed 2023 Budget at \$18.00 per door per month. Gale S. seconded the motion. All in favor unanimously.

NEXT MEETING DATE: November 17, 2022 at 4:00pm

ADJOURNMENT: With no further business to conduct meeting was adjourned at 3:58 PM with Trevor C. making the motion and Charles Y. seconding the motion. All in favor, unanimously.