

## October 12 Monthly Meeting Minutes from Master Assoc. Board (MAB)

Monthly meeting held October 12 at 4pm at Remax Conference room

### MAB Meeting Attendees:

Al Berzett	President
Dan Sheffer	Vice President
Cole Baas	Treasurer
Kelli Whitehall	Secretary
Bob Sedge	Member
Susan Anderson	CMA

### HOA President Attendees:

JD Sneed	Boulevard HOA
Wiley Russell	Haven
Terry Markel	Links Condo
Anne Berger	Baywalk

Meeting was called to order by Al Berzett at 4:01 pm. A brief side discussion was held on the Villas and the status of the dues payments. Susan Anderson of CMA confirmed the Villas developer has paid the September dues in full as required. Also, before starting the Budget item, a motion to approve changing the Roadway Reserve assessment to a dues increase was voted on. The vote was unanimous to change the Roadway Reserve increase from an assessment to a dues increase.

### 1. 2023 Budget

#### Discussion:

#### Landscape (Cole Baas)

Cole has completed the Master Association well system map. There a total of 6 irrigation wells owned and maintained by the Master Association. As stated in previous meeting minutes, Cole confirmed the effort to put filtration systems on the wells to remove the red iron content will no longer be pursued due to cost and no guarantee of effectiveness. Instead, the Lakes entrance irrigation head will be changed from a spray to a bubbler to minimize the staining of the Lakes signage. He also recorded there are 5 sprinkler heads that need replaced on the BLVD. He noted that a portion of the irrigation along BLVD is not working and suspects a cut electrical line from the new home construction. This cut line will have to be located and fixed. The irrigation maintenance and repair is being handled by Xtreme Lawn Services (Yancey Busby) and they are working to get this taken care of. The irrigation system needs to be checked regularly and we need to budget for the irrigation maintenance and repair accordingly. Susan Anderson of CMA advised the MAB that if we decide to engage resident volunteers to participate in the irrigation system monitoring and maintenance, we need to have them sign a waiver in case of injury.

#### CMA services

CMA submitted their new proposed 2023 contract and options for cost. In order to keep a CMA person on site 5 days a week for 4 hours will cost \$20K more plus employee taxes. The MAB evaluated the impact of cutting this on-site support down to 1 day for 8 hrs. Since the website and email system serves many communications and submittal needs, it was determined that handing out windshield stickers and RF clickers for the back gate

could be handled with one day a week on site support. Also, the Website support includes 3 document uploads per month, additional uploads will cost \$35/document. Kelli suggested the MAB look into building a new website on commercial hosts such as GoDaddy, so that we can do our own uploads and have more control over the website.

See the table below for 2023 Budget line items.

## 2. Nomination Update and Annual meeting planning

As stated in the Master Association By-Laws Article III, Section 5, the Nomination Committee shall have a chair from the Master Association Board, and Al Berzett will fill that chair. The nominating committee will be appointed by the MAB (as stated in the By-Laws), and Al has agreed to assemble this committee.

The Boulevard HOA President asked to present a recommendation from the nine Voting members, who all met in a separate meeting, which was closed to the Master Board Members. The recommendation is to eliminate the two 2-term director positions, and to forego this Master Association By-Law. The Voting Members recommended that all five positions be 1 term positions, so that more people have a chance to be on the Master Association Board. They further stated the Master Association Board had already violated the 2-term By-Law because these two 2-term positions were not voted on when the current Master Association Board was voted in. Master Association Board members do not believe any By-Law has been violated and it would be bad practice to start picking and choosing which By-Laws to violate going forward. If the Master Association wishes to change the By-Laws, there is a voting process to do this, and it must be followed. The Master Association Board strongly believes the intent of the 2-term By-Law is to maintain continuity into the second year of the Master Association Transition from the developer. The Master Association Board also strongly believes keeping these two Master Association Board positions for another year is critical to solidifying the processes the current Master Association Board members have worked tirelessly to navigate and establish. The Master Association Board voted on the recommendation, and three were not in favor of the recommendation and 2 were in favor of the recommendation. The Boulevard President responded by saying the Voting Members did not know how to conduct the vote for 2 term and 1 term positions, so they would not be able to vote. One Master Board member responded with a solution to this perceived problem. The Voting Members will cast 2 separate sets of votes. One set of Votes will be for Two of the current Master Board Members, as specified in the By-Laws. The second set of votes will be for 3 of the pool of nominees collected by the nomination committee. No duplicate of neighborhood representation can be in the resulting full 5-member board, as specified in the By-Laws. The Boulevard President was very agreeable to this, and said he would present this to the Voting Members.

## 3. Review September Financials

This review was done in tandem with the 2023 Budget discussion. No issues were identified with the September or year-to-date balance sheet.

## 4. Next Voting Meeting for Gate Security, Roadway Assessment, Budget Approval

The Security Gate Special meeting is scheduled for November 7 at 4 pm in the Remax conference room. An email has been sent to the HOA Presidents notifying them of the meeting where they will vote a second time on this proposal.

The MAB agreed to have a 2023 Budget workshop as soon as possible with the HOA Presidents. The MAB would like to try to have the 2023 Budget approved in November.

The MAB agreed to hold the Annual meeting in December.

Kelli Whitehall took the action to work out the specifics of these meetings.

5. Next monthly MAB meeting is November 9

2023 Proposed Budget

Expense	2022 Budget	2023 Budget	Delta in Cost	Notes
Security Services	\$202,000	\$217,150	\$15,150	Changed security cost
Landscape Maintenance	\$60,960	\$68,960	\$8,000	Includes irrigation system, pine straw, mowing, seeding, well maintenance, Bayside and Baywalk piers, cabana pier: trash, cleaning, supplies <b>Cole confirm estimate</b>
Gate Maintenance	\$150	\$500	\$350	Includes Door king back gate
Roadway reserve	\$30,000	\$288,000	\$258,000	50/mo/lot times 480 lot increase
Boardwalk reserve	\$15,000	\$15,000	\$0	
Boardwalk maintenance		\$5,000	\$5,000	Baywalk, Bayside, Cabana Pier/boardwalk Repairs, path upkeep <b>Cole to confirm path upkeep</b>
Management (CMA)	\$38,000	\$40,200	\$2,200	Option A Reduces manned desk time to one 8 hr day for stickers, clickers
Office space rent	\$5,000	\$6,000	\$1,000	Rate stayed the same, 2022 rent was not a full year as the building was sold to a new owner and rent started at closing date, full 12 month cost for 2023
Website /maintanence	\$1,100	\$900	-\$200	\$50/mo plus an annual fee of \$300, Not unlimited postings, extra postings \$35 each
Accounting	\$350	\$500	\$150	filing fees for taxes
Utilities	\$21,000	\$25,450	\$4,450	Electricity, water & sewer, (eliminate cable) phone and internet only
Insurance	\$11,000	\$34,100	\$23,100	No longer under the Honours corporate rate, includes 10% inflation on the estimate
Guard house insurance	\$3,500	\$3,850	\$350	
Supplies/printing	\$1,300	\$1,500	\$200	
Tax, license fees	\$5,000	\$5,000	\$0	<b>Susan to check with Gary Spivey on property tax</b>
Bank Fees	\$350	\$350	\$0	
Total	\$394,710	\$712,460	\$317,750	
Dues per Lot	\$73.92	\$123.69	\$49.78	Dues overall increase is approx \$50/lot