

Highland lakes model condo Association

November 17, 2020

Opening

Annual Highland Lakes Model was called to order at 2:00 p.m. by Richard Carlson.

Present

(See sign in) Monarch Association Susan Marino confirmed the proxy and number of attendees- Proof of notice was given. Quorum of the board members present

Approval of Minutes

Approval by waiver of the reading of prior minutes

Open Issues

Treasure's report distributed to all attendees

New Business

- Susan Marino was introduced as our new Management company representative.
- Line items of budget were explained as to impending changes in the budget adding an increase in our monthly maintenance fees around \$40.00 per unit
- Cable and Wi-fi increases of contractual agreements made previously and not correctly addressed cause now a deficit in the 8,000. there are also increases in the trash and insurance cost- basically a 1200 increase from last years policy
- The monies will be needed as the current roofs are getting to their life limits being placed in 2003 and then 2008. This would also help to prevent special assessments
- Louise addressed --she's having problems with drainage and sprinklers, flooding on to the sidewalks of sand erosion Rich will speak to John from Precision Lawn and give her his number as well. The schedule of the Sprinkler maintenance person also so he can meet them.
- Walk way maintenance done last year pressure washed and grinding to prevent trip hazards He will look at the issue in front of Karen's door for a patch.
- Discussion on the lack of trimming that occurs, and other issues should go through Rich to relay them as the employees of Precision cannot address homeowner concerns without their boss approval.
- Holiday sanitation schedule should be looked for on their website
- Motion to accept the re-election of the board was approved

The new increase in payment will start in January 2021 the Management company will assist with anyone needing help.

No future meeting date was scheduled at this time.

Adjournment

Meeting was adjourned at 2:51pm by Richard Carlson.

Minutes submitted by: Karen Stalter- secretary

Approved by: Name