

Condominium Association
25901 Hickory Blvd. S.W.
Bonita Springs, Florida 34134

MINUTES OF 2022 ANNUAL MEETING

Date: February 14, 2022
Place CBR Community Room
Time: 7:00 pm
(Call in 1 904-512-0115....226381)

1. **Call to Order:** The meeting was called to order by President Lee Christoferson at 7:00 pm. Board members Lee Christoferson, John Brink, Patrick Koziol, Rick Lovett and Susie Williams were present.
2. **Calling of the Roll and Certification of Proxies:** John Brink, Secretary, called the roll and Lee Christoferson, President, certified the proxies. Thirty-two owners were present by proxy, in person or call-in which constitutes a quorum to conduct business.
3. **Proof of Notice of Meeting:** Lee Christoferson, President, reported first and second notices of the meeting had been mailed to all owners and notices were posted onsite at CBR for a three week period as required by Florida law.
4. **Announcement of Directors:** All five current Directors were re-elected and John Brink was appointed as a continuing director of the association.
5. **Committee Reports:**
 - a. **Social Activities:** Susie Freeman reported that activities in the planning stages include a casual meet-and-greet get together as well as a St. Patrick's Day party and dinner. She requested guidance from the Board as to what would be acceptable with regards to Covid precautions. A discussion was held and it was decided to proceed with a dinner but a notice will be posted that unvaccinated people are requested to wear a mask. A sign-up sheet will be posted and dinner tickets will be sold. Cindy Brink, Dave Selvig and Connie Weed have volunteered to help Susie on the social committee.
 - b. **Building and Grounds:** Rick Lovett reported there has been an on-going improvement project over the last five years. Completed projects include railings, swimming pool, bricks on walkways, new community room, painting, etc. Power washing of stairways and sun deck were recently completed. A new pool heater was installed. Grills have been updated. Currently elevators and lobby areas are in line for modifications. A kayak floating dock launch has been approved however due to supply issues it will probably not be installed for another month or so.

Dave Busch asked in light of the recent reports of a management company in Naples

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allegedly using condo association monies for personal use, was Collier Financial bonded. Collier is bonded and Patrick Koziol stated he spoke with our insurance agent today and confirmed we are covered in case of such an incident. The Board is contemplating doubling the amount of crime coverage when the policy is due for renewal this year.

Rick asked Sandy Matava to report on the Landscaping Committee activities. Sandy reported Jane Christoferson, Cindy Brink and Pam Johnston have been busy with several projects including improvements in the area of kayak storage. Two problem areas include the hedges on the north side of the parking lot. Sandy is trying to determine who owns the hedges, CBR or Gulf Harbor. In any case, the hedges will need to be replaced at considerable cost. The second issue is the hedge along the north side of the building. Because the water system is not providing adequate water, the bushes have begun to die. Cindy has agreed to water it manually until a solution is found. Possible heartier plantings are being explored. Sandy asked for any ideas or suggestions. Anyone else interested in joining the committee, please contact Sandy. Board members complimented and thanked Sandy on the major improvement to our landscaping in general and taking it from the worst to the best of neighboring condo buildings.

Lee mentioned a state law has been proposed requiring condo buildings undergo structural inspections on a regular basis. The Board will keep a focus on possible laws and regulations. John Brink attends the HICA meetings where information is shared among all Hickory Island condo associations. Necessary reserve funds are being analyzed.

- c. **Summer Security:** No formal summer security is in place. Year round residents keep close watch on the grounds. During summer weekends cones are placed on one entrance way to the parking lot. This helps deter unauthorized parking. Cameras were installed in the dock area last year but it has been found that during the high humidity summer months they tend to have moisture accumulate on the lenses. Other security related possibilities are being investigated.
- d. **Insurance:** Lee reported we currently have Brown and Brown as our insurance agents. It is a very sound, good company. Insurance rate increases are being felt by all condo associations.
- e. **Docks:** Earlier this year there here were several electric outage issues caused by an underwater box. The box has been moved. If anyone sees an issue with the docks please report it to Lee.
- f. **Future Projects:** Susie Williams reported that sun deck furniture is in need of repair or replacement. She is obtaining quotes for both options. New furniture orders face the current supply issues. It could be a year before an order is received. Two quotes for new furniture came in at \$8,700. Additionally, umbrellas cost approximately

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\$400 each. Repair of the chairs cost approximately \$150 each. It was decided to postpone a purchase decision until a next year's reserve amount is determined. Boris Zavlin suggested a yearly maintenance program of spraying the fabric with a UV protective coating to prolong the life of the new furniture.

6. Reading and Approval of Minutes of last Annual Meeting:

The minutes of the 2021 Annual Meeting were approved on a voice vote.

7. Treasure's Report – Patrick Koziol

The final financial report for the year showed that all budgeted revenue categories were fully accounted for 100%. Expenditures were under by 7%. Three major categories that were under budget include General Maintenance, air conditioner contract and the fire boxes expense which is based on a yearly inspection. \$20,000 was added to retained earnings which is generally used for unanticipated operational expenses. Overall it was a very good year.

8. Unfinished Business:

No unfinished business was discussed.

9. New business:

- a. The members voted 32 to 0 to Roll over Excess Funds.
- b. The members voted 31 to 1 to Place All Reserve Funding for 2022 in the Unallocated Reserve.
- c. The members voted 32 to 0 to waive the legal requirement to have a Compiled Financial Statement for fiscal year ended December 31, 2022.
- d. Other New Business: Special Assessment – entry doors, lobby, elevators
John Brink provided details and quotes on projects related to entry doors, lobby area and new mailboxes. Elevators: Lee reported the Board has chosen Oracle Elevators install new elevators. Oracle is a local company that has completed elevator replacements at several condo buildings in the area. The elevator box will remain but all other components will be replaced. Special assessment for internal units will be \$3,884 and outer units will be assessed at \$4,272.

10. Adjournment:

The meeting was adjourned at 8:30 pm.

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REMINDERS:

1. Due to space constraints we are continuing to only recycle plastic (excluding shopping and trash bags), paper, glass and cans. Please, no cardboard in the recycle bins.
2. Please close umbrellas and return chairs to their original positions on the sun deck after use.
3. Be kind to your neighbors. If you have tile floors, please use felt pads under your chairs.