

MONTEREY MASTER OWNERS ASSOCIATION

Board of Directors Meeting

August 16, 2018

Minutes

The Board of Directors of the Villages of Monterey Master Owners Association held a Regular Board Meeting on August 16, 2018 at 6:30 PM

Mr. Santangelo called the meeting to order at 6:39 with the following members present:

DIRECTORS PRESENT:

Derrick Ayers
Bob Bulmer (by phone)
Patti Fey
Amy Kodak
Lori Marshall
Steve Miller
Bob Murrell
Ron Santangelo

DIRECTORS ABSENT: Holly Harmon

ALSO PRESENT: W. Neil Dorrill, Manager

Mr. Dorrill provided the notice of the meeting.

Approval of Minutes of the June 21, 2018 Meeting of the Board were reviewed by President Santangelo and approved **on motion by Mr. Ayers, seconded by Ms. Kodak. The motion carried unanimously.**

Presentation on Fire Service Fee proposal by the North Collier Fire District. Mr. Dorrill introduced Chief Cunningham of the NCFD who provided an overview of the proposed Fire Service fee initiative which is on the ballot for August 28, 2018. This item was informative and no positions were taken by the Board.

Report of Officers

Treasurer- Draft Audit was received and resulted in a clear opinion without exception. Year end 2017 balances included over \$500,000 in reserves and \$1,000,000 in total cash. July 2018 financial statement review reflected the following balances \$200,000 operating cash, \$730,000 reserve funds, \$2,015,000 loan balance, and \$30,000 in capital resale fees. Year to date results through July 2018 were \$187,000 in net income. Treasurer Report was accepted upon **a motion by Mr. Miller seconded by Mr. Murrell. The motion was carried unanimously.**

Committees

Clubhouse- Mr. Miller provided an update on construction of the sport court fencing project and landscaping.

Access Control/ Safety- Update on gatehouse repairs and personnel improvements that were considered positive. President Santangelo and Mr. Dorrill also provided an update to a market rate adjustment in salaries without markup for profit were discussed and accepted.

Master Document Rewrite- Have developed consensus to retain Steve Falk to rewrite the declaration following interviews from the firms. Funds are budgeted in the FY 2018 budget for this project **a motion by President Santangelo seconded by Mr. Ayres to initiate the process.**

New Business

- Website redesign overview provided by Stephanie Bobay for improvements to include new amenities resident “stay connected” news feature, contact to management company and possible classified section

- Lease/ sale amendment for renewal – Discussion to consider application renewals to require an update and fee was approved motion by President Santangelo seconded by Ms. Marshall passed 5:1 Ms. Fey opposed
- West Mission wall replacement- President Santangelo gave a brief history of the wall section lost during the hurricane. Several alternatives for replacement have been evaluated **a motion by Mr. Santangelo to replace sections with composite seconded by Ms. Fey passed unanimously**
- On a separate matter a resident expressed concern over the exotic duck/ removal agreement and understands that ducks would be removed. Mr. Dorrill advised that the wildlife commission prefers ducks be euthanized in lieu of relocation to appropriate educational facilities or petting zoos. The removal service has been suspended pending clarification.
- Playground Shade Structure- Several problems have developed with setbacks for structural supports and permitting
- Tennis Court Refacing & Renovations- Scheduled for September 10th and will be closed until the 30th for new surface, nets & fencing.

The next Board meeting was set for Thursday, September 20, 2018 @ 6:30 PM

Adjournment

The meeting was adjourned at 9:30PM