

**Monterey Villas Condominium Association, Inc.**  
**Annual Meeting**  
**February 26, 2018**  
**Approved Minutes**

These are the minutes from the Annual Meeting of the Monterey Villas Condominium Association, Inc., held at 1725 Mission Dr., Naples, Florida 34109 on February 26, 2018 at 7:00 P.M.

**BOARD MEMBERS PRESENT:** Rod Baxter, Graham Armstrong, Julie DuRoss, Susan Ridenour and Lady Carolyn Coates

**BOARD MEMBERS ABSENT:** NONE.

**ALSO PRESENT:** Rick Newton of Southwest Property Management and 19 members of the association in person or by proxy.

**DETERMINATION OF A QUORUM AND CALL TO ORDER:** With a quorum established, the meeting was called to order by Rod Baxter, President, at 7:00 P.M.

**SECRETARY'S REPORT:** Minutes from the Feb. 20, 2017 annual meeting were reviewed. Susan made a motion to approve them as written. Lady Carolyn seconded and the motion carried unanimously.

**NEW BUSINESS:**

**Water/Sewer Bill Increase**

Ron Ridenour began a discussion of the large increase in the water and sewer bill for 2017. He asked that the Board review the bills for 2016, 2017 and 2018 to determine a cause. He again questioned whether either of the pools at the units having them could be a significant source of some of the water usage.

Rick Newton reported that the leak test conducted when the water to the entire community was shut off for four hours showed no usage. It was suggested that Collier County Utilities be contacted to request a copy of the maintenance records for the meter and to request a test of the accuracy of the meter.

**Mailboxes**

Rick Newton reported that he had taken photos of every mailbox in the community that had any damage. He requested guidance from the Board regarding the level of repairs that should be done. It was decided to have the paint touched-up on any mailbox having raw wood showing. Residents whose decorative door covers are severely damaged or missing must get them repaired or replaced.

**Overnight Parking in the Street**

It was noted that this continues to be a problem, particularly at the same units most of the time. Board members will leave notes on the windshields of offenders to try to stop this behavior.

**Landscaping**

Concern was voiced about the condition of a lot of the shrubs around the property. With the increase in Master Association fees, it was decided that there was not much money in the budget for new landscaping this year.

**Roof Cleaning**

There was some discussion about the problems with the way the last cleaning was done. Rick Newton is to find a new vendor. It was thought that the roofs were due for cleaning again in April.

Rod Baxter noted that the terms of Lady Carolyn Coates, Susan Ridenour and Julie DuRoss were ending effective on the date of this meeting, and that none had submitted the necessary paperwork indicating that they wished to continue. Rod indicated that he would be moving soon, so he wished to resign from the Board. This would leave four open positions.

After some discussion, Julie DuRoss agreed to serve on the Board for one more year - she will serve the remaining year of the term of Rod Baxter. Susan Ridenour, Jayne Workman and Patricia Fey agreed to fill the three two-year terms.

#### **ADJOURNMENT**

There being no further business to discuss **a motion to adjourn was made by Susan Ridenour and seconded by Lady Carolyn Coates.** The meeting adjourned at 7:55 P.M.

Respectfully submitted,

Rick Newton, CAM  
Acting Secretary