

Monterey Villas Condominium Association, Inc.
Budget Adoption Meeting
January 25, 2018
Approved Minutes

Minutes from a Budget Adoption meeting for Monterey Villas Condominium Association, Inc., held at Monterey Clubhouse, 1725 Mission Drive, Naples, Florida.

A quorum was established and proof of notice confirmed. The meeting was called to order at 6:01 P.M. by Rod Baxter, Association President.

Board Members Present: Rod Baxter, Lady Carolyn Coates, Graham Armstrong, Susan Ridenour and Julie DuRoss.

Board Members Absent: None.

Others Present: Rick Newton, CAM (Association Manager), Ron Perkins and 11 members.

Mr. Baxter went over the proposed budget, line by line. All questions from Board and audience members were answered to their satisfaction. It was decided to make one change to the proposed budget – reduce line 709, Special Projects to \$8,000.00.

A motion to adopt the 2018 Proposed Budget as presented, with line item 709 reduced to \$8,000.00, was made by Susan Ridenour and seconded by Julie DuRoss. The motion carried unanimously.

The new quarterly assessment for 2018 will be \$1,345.00.

During the evaluation of the proposed budget, the issue of the large increase in water and sewer charges for 2017 was discussed:

1. The total cost for water and sewer in 2016 was \$18,909.70 - \$39.40/month/member,
2. The total cost for water and sewer in 2017 was \$28,335.12 - \$59.03/month/member,
3. Mr. Newton said his water and sewer bill averaged \$90.00 – he lives in a single-family home with just his wife,
4. It was noted that two members have swimming pools that must be re-filled using common water – Mr. Newton was asked to see if it could be determined whether either or both have leaks,
5. Mr. Newton questioned whether there are now more owners that are full-time in comparison to 2016,
6. Mr. Newton will contact Collier County – Utilities Division to request that they test their meter for accuracy,

7. On Wednesday, January 31, 2018, Mr. Newton will conduct a test to try to determine if there are leaks in the distribution lines between the master meter and the individual units. This will involve:
 - a. Leaving the line out of the master meter open,
 - b. Turning the lines going into each unit off for a total of four hours – from 10:00 A.M. – 2:00 P.M.
 - c. Making a note of the meter reading after all lines going into individual units have been closed,
 - d. Checking the meter reading at the end of the test period – if no water usage was noted during the four-hour test period, it can be assumed that there are no leaks in this part of the system,
 - e. If the meter reading does show usage of water during the test period we would need to hire a consultant to locate the leak.

A brief discussion regarding driveway pavers took place:

1. Replacement of existing concrete driveways with pavers will be optional,
2. All costs will be paid by the respective owners,
3. Owners must only install pavers approved by the Association,
4. A committee to determine which pavers will be approved is going to reengage.

A brief discussion regarding mailboxes took place:

1. A proposal to pursue replacement of all mailboxes at the same time through the Association was not approved,
2. According to the docs, owners are responsible for repairing their own mailboxes,
3. The Association manager was directed to inspect all mailboxes and send notices to members whose mailboxes need to be repaired.

With no further business to discuss, a motion to adjourn the meeting was made by Julie DuRoss, seconded by Susan Ridenour and carried unanimously. The meeting was adjourned at 7:07 P.M.

Respectfully submitted,

Rick Newton, CAM
Association Manager