

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING
THURSDAY, JUNE 20, 2019
6:30 P.M.
MONTEREY CLUBHOUSE, 1725 MISSION DRIVE

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on June 20, 2019 at 7:30 p.m. at the Association Clubhouse.

Mr. Santangelo called the meeting to order at 6:35 p.m. with the following members present:

DIRECTORS PRESENT: Bob Bulmer
Holly Harmon
Amy Kodak
Lori Marshall
Bob Murrell
Ron Santangelo

ALSO PRESENT: W. Neil Dorrill, Manager
Grant Giddens, Facility Director

Roll/Call Proof of Notice: Mr. Dorrill indicated that a quorum of the Board was present, that the meeting had been properly noticed.

Approval of the May 16, 2019 Minutes: On a motion by Lori Marshall and a second by Linda Altemus, the May 16, 2019 minutes were unanimously approved.

Report of Committees

Financials: Mr. Santangelo reported that there was currently a \$9000 loss showing on the income statement. Most of this is due to expenses related to landscaping at the front of the property and the timing of the expenses. The month of May was positive. We are in good shape on the balance sheet.

Fiber Group Three: Bob Bulmer reported they did not have opportunity to meet but will be in the next few weeks.

Social Committee: Lori Marshall reported that things are quieter in the summer. However, the food trucks have been well received and do not cost the Association anything. A new guard, Alexis, has been added on the third shift.

Still seeking quotes on the Guard House. Do not have drawings of cabinetry for the Guard House at this time. Efforts are being made to improve the working conditions inside the Guard House.

Ron Santangelo stated that the pay rate for the guards is below the standard rate in the Naples/Ft. Myers area.

On-Site Manager's Report-Grant Giddens

Grant reported a renewal on the AC maintenance contract. Cool Zone replaced filters and made one repair. Pressure washing in front of the Clubhouse has been completed. Some touch up painting needs to be done in the gym area.

Construction

The front wall repairs need to be completed. Dorrill Management is prepared to do that including exterior work on the Gatehouse. Discussion also took place regarding the "triangle" along the front exterior of the wall. Mr. Santangelo stated that the area often floods, and he has contacted the County offices regarding the issue.

Lori Marshall stated she and Grant will be working with Bay Lighting to complete the final walk through on the parking lot lighting.

Bay Lighting has suggested the light poles at the tennis courts be replaced with concrete poles which will not rust and will last many more years.

Tree issues related to the proximity to the streets was discussed. No decision

Manager's Report – Neil Dorrill

Mr. Dorrill provided updates on the following:

- Continue to work with Leann Bosch on drainage issues. She suggested a resolution on consistent enforcement. One property on Cordoba has extended a lanai into the easement. Leanne is drafting a demand letter to the owner and a resolution for the Board once ARB history has been reviewed.
- Community identification stickers are needed in case electricity is out, especially during a hurricane.
- Consideration should be given to using a formal retainer for first service for tree removal following a major storm. Any retainer unused is applied to regular service after the hurricane season.
- A review of needed tree trimming will be looked into and a request may be given for a transfer of funds. This year's budget is about half of last year's line item for tree trimming. More work seems to be needed beyond this year's line item.
-

Other Items

Bids are due at the end of the month for Internet/cable. Four or five bids are expected.

Discussion took place regarding communications to owners via Facebook. Grant Giddens is researching the possibilities and costs.

Adjournment

With no further business the meeting was adjourned at 8:09 p.m.