

MONTEREY MASTER OWNERS ASSOCIATION  
BOARD MEETING  
Thursday, December 17, 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 Thursday, December 17, 2019 at 6:30 p.m. at the Association Clubhouse.

Mr. Santangelo called the meeting to order at 6:30 p.m. with the following members present:

**DIRECTORS PRESENT:** Linda Altemus  
Bob Bulmer  
Lori Marshall  
Ron Santangelo  
Amy Kodak  
Lady Caroline Coates

**ALSO PRESENT:** W. Neil Dorrill, Manager, Dorrill Management  
Ken Hess, Dorrill Management  
Approximately 18 owners

Roll/Call Proof of Notice: Mr. Dorrill indicated that the meeting was noticed in advance according to the State statute, that a quorum of the Board was present with all Board Members being present in person or via conference call.

Approval of the November 21, 2019 Minutes: Ron Santangelo stated that when the budget for 2020 was approved, there was also a vote to carry excess funds over to the 2020 reserves. Mr. Santangelo requested that the November minutes reflect this vote. He also explained the benefits of recording this action. The November minutes should be amended with the following statement: "Ron Santangelo, President, requested and received a vote from all those in attendance to rollover excess from 2019 to the 2020 reserves." A motion to approve the November 21, 2019 minutes was made by Mr. Santangelo and seconded by \_\_\_\_\_ with all voting in favor.

A discussion took place regarding past minutes that are amended or corrected. Ron Santangelo requested that the October and November minutes be reviewed for correctness. Future meetings should include any corrected minutes for Board review. Lori Marshall stated that the October minutes reflect that Steve Miller was in attendance when he was not in attendance.

**COMMITTEE REPORTS**

**CABLE (HOTWIRE)** – Bob Bulmer reported that Hotwire is well ahead of the expected schedule for installation of the main cable lines. Difficulties have been minimal. Responses to issues

have been timely and efficient. On January 7 and 8, there will be two sessions to present the cable offerings to owner in Monterey. It will be held in the Clubhouse. Hotwire staff will be available for owners to set up times for a meeting at the owner's home. The purpose of this meeting is to discuss packages, pricing, and inspect existing cable in the home to see if it is suitable for use with the new Hotwire system. If the cable is not suitable, Hotwire will replace it at no charge to the owner.

Workdays over Christmas and New Years for Hotwire will cease at noon on December 24 and resume at 8:00 a.m. on December 30.

Lori Marshall asked what Hotwire will do for Monterey in exchange for the use of the maintenance area for their equipment. Bob Bulmer stated that Hotwire has agreed to install an insulated garage door on the maintenance shed and install climate control in the garage area. Electrical usage has been split into two different meters, one for Hotwire, one for maintenance.

#### FINANCIAL REPORT

Linda Altemus reported that the financials for November continued to trend the same as prior months. The 2019 fiscal year is expected to close with an excess of approximately \$70,000. Mr. Santangelo stated that these funds are needed as prices on projects have increased greatly over the planned budgeted reserve amounts.

A motion to accept the Financial Report was made by Bob Bulmer, seconded by Lori Marshall, with all voting in favor.

#### CLUBHOUSE & SOCIAL EVENTS

Lori Mitchell reported that the parking lot is about completed with the installation of the new lighting. A roofing contractor has been selected for the gatehouse roof. The interior of the gatehouse is now completed.

The Christmas Party went well and was very well attended. Christmas bonuses have been delivered.

#### NEW BUSINESS

Lady Caroline Coates reported damage to the interior side of the property wall near the Monterey Villas Condominiums. She also stated that some "children" were using the preserve as a dirt track with their bicycles. DMG is to look at both issues.

Neil Dorrill stated that the preserve can be used for "passive use." Bike riding is something that would be permissible. One owner in attendance asked about the issue of liability in the preserve. Mr. Dorrill stated that the Master Association owns the deed to the preserve and would be responsible.

Mr. Bulmer asked who owns the street lights in Monterey. Mr. Dorrill stated that Florida Power and Light owns the street lights. The Board tabled a discussion on switching the street lights to LED. Florida Power and Light charges \$50/pole to change the existing hardware to LED. The discussion and any decisions will be tabled until the January Board Meeting.

#### PLAYGROUND PROJECT

The permit has again been rejected by Collier County regarding the structure to cover the playground area.

#### TRAFFIC CONTROL

\_\_\_\_\_ reported the planned schedule for the Traffic Committee. Objectives are to be defined by the second week of January, discussions the first week of February, RFP sent out by the first week of March, and a selection of a vendor by the first week of April.

#### MAILBOXES

Bob Bulmer reported that all mailboxes are completed. However, irrigation spray hitting the mailboxes is causing discoloration to the boxes. Sprinklers should be turned so they are not hitting the mailboxes.

Ron Santangelo thanked Bob Bulmer for taking on two major projects (mailboxes and cable) during 2019. He thanked Linda Altemus for her work on the 2020 budget and on increasing interest income. He thanked Lori Marshall for her work on the Clubhouse Guardhouse, food trucks and many other things she does for the community. He thanked Amy Kodak for her work on committees, thanked Chris \_\_\_\_\_ for his work on playground project, and Steve Miller for his work on construction projects.

Bob Bulmer thanked Ron Santangelo for all he has done as the leader in Monterey.

Neil Dorrill commended the Board on the work done in the Community resulting in the significant increase in property values of approximately 20%.

Neil Dorrill updated the Board regarding the damages to the Clubhouse by the UHaul truck. A check has been received in the amount of \$1280. A portion of the received amount is to be refunded to the owner who made the initial deposit. The owner's deposit was deposited in the Association's account to cover damages. A prior offer by UHaul to cover the damages was insufficient, thus the owner's deposit was used to make repairs.

Mr. Dorrill also mention that in lieu of replacing street signs, the cost of painting is \$12,500.

A motion was made by Ron Santangelo to authorize the re-roofing of the Gatehouse at a cost of \$10,480. A 30% deposit is required. The motion was seconded by Lori Marshall, with all voting in favor. Bob Bulmer suggest that Lori Marshall send an email to owners informing them that UHaul was pursued and paid for the repairs.

A resident inquired into whether a decision has been made regarding use of Clubhouse. Lori Marshall commented that the Clubhouse is experiencing excess wear and tear. Ron Santangelo stated that a recent IRS ruling impacts who the Clubhouse is rented out to. Income from rentals not connected to an owner or immediate family of the owner, is likely taxable. Therefore, rentals will be limited to immediate family use.

Next Meeting: January 16, 2020, 6:30 p.m.

**Adjournment**

With no further business the meeting was adjourned at 7:35 p.m.

Minutes submitted by Ken Hess, Dorrill Management Group