

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING MINUTES
Thursday, January 21, 2021
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, January 21, 2021 at 6:30 p.m. at the Association Clubhouse.

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

DIRECTORS PRESENT: Linda Altemus
Bob Bulmer
Tyler Day
Mariusz Pieczalski
Bob Murrell

ALSO PRESENT: W. Neil Dorrill, Manager, Dorrill Management
Christopher, Dorrill Management

DIRECTORS ABSENT: Steve Miller
Michelle Corsarie

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 a majority of the Board Members being present.

Approval of Agenda: Two additions were added to “new business” including an update on the short-term rental violation residence, and the security issues going on at the Clubhouse. **On a motion by Mr. Bulmer and second by Mr. Day, the amended agenda was approved.**

Approval of Minutes: of November 19, 2020 **on a motion by Mr. Miller second by Ms. Altemus and passed unanimously.**

COMMITTEE REPORTS

Financial Report: The preliminary financials for the year-ending 2020 were presented by Ms. Altemus. She noted that an audit will be performed for the year to ensure proper reporting. YE revenues ended at \$1,423,237, favorable to budget by \$12,083. This is due to items such as, application fees, clubhouse rental sales, key fobs, etc. The expenses for the year were \$1,386,480, favorable to budget by \$24,694, and bringing the net income favorable to budget by \$36,777. YE was close to what was projected, with some unanticipated cancelling of events. Reserves and Capital Resale were both favorable, and Ms. Altemus noted that the association is

in a satisfactory financial position. **A motion to accept the Treasurer's Report was made by Mr. Day, a second by Mr. Bulmer, and passed unanimously. Additionally, a motion to accept the engagement letter for audit from the Phillips Harvey Group was made by Mr. Murrell, and a second by Mr. Day, with all in favor.**

Social Committee: Michelle Corsaire did not attend the meeting.

NEW BUSINESS

Short Term Rental Violations, Updates: 8114 Costa Brava; Mr. Dorrill noted that we have received the third installment as part of their collection agreement. They have paid a total of \$1,353 in attorney's fees, \$300 in interest, and \$175 in late fees. The remaining balance is approximately \$2,200. On a separate note, they have continued to list and rent on AirBnB, and the Board has requested that GADC continue with an injunction for further action. They will have to collect additional fees with this lawsuit, and the association will recover costs.

Mr. Dorrill mentioned a separate residence that has been in violation of the association's short-term rental violation policy. A demand letter was sent within 7-days of the arrest pertaining to illegal drug activity. Mr. Dorrill has asked the GADC Firm to draft a second letter for litigation related that matter.

An owner asked if a fining committee has been in place to handle situations as this. Neil noted that historically, the Board never had a fining committee in place. A committee allows to hear appeals, etc. A homeowner expressed his frustration with the vague by-laws/fines and suggests harsher penalties for violators. Mr. Dorrill followed-up stating the Florida State Statute limits the fining to \$1,000. He also indicated the Board is taking aggressive action on this.

Security Issues at Clubhouse: Mr. Dorrill brought attention to the illicit use of the Clubhouse on several occasions by groups of high schoolers. He indicated that the parents have been notified and key fobs have been suspended for 30 days. Mr. Murrell also specified the noise/disturbances that have occurred after 10 pm on the playground. When the Sheriff's office is called, they claim it is an "association problem." Mr. Day recommended a security officer to be present on Friday and Saturday nights to avoid these disturbances. Another member added that Brazil is present at the Clubhouse on Friday, Saturday, and Sunday nights from 4-10 pm.

OLD BUSINESS

Market Rate Adjustment for Allied Security Contract: Mr. Dorrill indicated that this addendum went into effect with the retro-active pay. The guardhouse employees have expressed their gratitude to the Board and the community.

Rear-Yard Drainage Encroachments: Letters will be drafted and sent to those in violation, and the committee to adhere to any appeals at the March meeting.

Algae: Mr. Dorrill noted that he will be reaching out to the county to provide a water quality analysis at no or little cost to the association.

OTHER BUSINESS

The Board/Residents discussed the issues with dry grass in common areas/property lots. Mr. Dorrill noted that the Board recommends that the irrigation be on a shared well.

Adjournment

With no further business the meeting was adjourned at 7:16 **on a motion by Mr. Day and a second by Mr. Bulmer, all were in favor.**