

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING MINUTES
Thursday, August 19, 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, August 19, 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
Amy Cooper
Lori Marshall (acting for G. Kennedy)

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

DIRECTORS ABSENT: Steve Miller
Gerald Kennedy
Caroline Coates

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: One addition was added to “new business” involving an update on the rear yard drainage easements. **On a motion by Mr. Bulmer and second by Mr. Murrell, the amended agenda was approved.**

Approval of Minutes: N/A

COMMITTEE REPORTS

Financial Report: The 7-month financials for the year 2021 were presented by Ms. Cooper. Revenues ended at \$970,880, favorable to budget by \$17,689. This is due to items such as, application fees, clubhouse rental sales, key fobs, etc. The expenses for the year were \$943,692, favorable to budget by \$14,464, and bringing the net income favorable to budget. Reserves and Capital Resale were both favorable, and Ms. Cooper noted that the association

has no receivables. **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

Mr. Dorrill provided the Board with the following updates for projects or items on the annual calendar

- A. Preserve/Mission Dr tree pruning – This work will be completed on Monday, August 23rd by Anytown Tree Service.
- B. Preserve Entry Landscape Lighting – Mr. Giddens has scheduled the check of this for the end of August.
- C. Tennis/Pool Gate Repairs – This project is also scheduled for Monday August 23rd by Carter Fence for \$1,150
- D. Guard gate Entry Painting - Mr. Dorrill indicated that the owner of JL23 Painting had died unexpectedly of COVID. Several attempts were made to contact the firm and the work including pressure washing is rescheduled for Friday August 20th. Total cost \$3,100.
- E. Guard gate Door – Mr. Dorrill share two proposals to replace the existing doors at the guard gate with hurricane rated impact doors/glass. The cost was \$8,631, for the sliding door only, on a motion by Mr. Bulmer seconded by Ms. Marshall.
- F. Rear Yard Drainage Encroachment Update – Mr. Dorrill provided an update to the Board and review of the 14 areas of greatest concern. Copies of the schedule and photos from the engineering report were included in the agenda materials. The Board discussed starting with the areas of greatest impact on Cordoba Circle and Laguna Way. A motion was made to coordinate a demand letter with the Associations attorney for the three high priorities and follow up with owners who's landscaping requires pruning to not impede flow. On a motion by Ms. Cooper and seconded by Mr. Murrell that pass unanimously.

OLD BUSINESS

- A. Sidewalk grinding and repair is finished as well as the Clubhouse pathway is finished
- B. Fitness equipment repair/replacement is completed.
- C. Lake Bank Restoration/Review – No further action.
- D. Airbnb Rental Litigation – Summary judgement granted and restoration to the Master HOA approved totaling \$9,000.

OTHER BUSINESS

N/A

Adjournment

With no further business the meeting was adjourned at 6:45 PM **on a motion by Mr. Day and a second by Mr. Bulmer, all were in favor.**