

1 **MONTEREY MASTER OWNERS' ASSOCIATION**
2 **1725 MISSION DRIVE, NAPLES, FL 34109**
3 **Annual Members Meeting**
4 **May 20, 2021**

5 The annual members meeting of the Monterey Master Owners Association was held on
6 Thursday, May 20 2021, at 6:00 p.m. at the Monterey Clubhouse, Naples, Florida.

7 **DIRECTORS PRESENT**

8 Steve Miller, President

9 Linda Altemus, Treasurer

10 Bob Bulmer, Director

11 Tyler Day, Director

12 Mariusz Pieczalski, Director

13 **ALSO PRESENT**

14 Neil Dorrill, Manager, Dorrill Management Group

15 Ken Hess, Manager, Dorrill Management Group

16 Grant Giddens, Facilities Director

17 Katie Balavender, Social Committee

18 Lori Marshall, Neighborhood Representative & Safety Committee

19 **CALL TO ORDER**

20 Mr. Dorrill called the meeting to order and advised that it was properly noticed, and an
21 affidavit was executed on March 25, 2021.

22 **ROLL CALL/ESTABLISHMENT OF A QUORUM**

23 A quorum of members necessary to establish the meeting was realized as a result of 72
24 members present either in person or by proxies received.

25 Mr. Dorrill indicated that the primary purpose of the meeting is to receive comments
26 from officers and committees, inform members of association business, and to normally
27 elect members. However, there will be no election this year because we only had one
28 candidate with intent to run out of three open positions. Florida law does not allow

1 nominations from the floor. The authority to fill positions of the board rests with the
2 directors. They may do so at a subsequent meeting.

3 **APPROVAL OF 2020 MINUTES**

4 Mr. Dorrill noted one change to the minutes under the reports of officers. "Ms. Altemus
5 motioned to accept the audited financials and the motion carried unanimously." A
6 **MOTION to accept the 2020 Annual Meeting Minutes was made by Mr. Day, and a**
7 **second by Ms. Altemus, with all in favor.**

8 **REPORTS OF OFFICERS/COMMITTEES**

9 **President's Report**

10 Mr. Miller notified the members that he is stepping down as President. He expressed his
11 appreciation to the board and members of the community for their support over the last
12 year. He is confident that the community has a renewed approach (even among
13 COVID) and continues to thrive. He plans to attend and participate in future meetings.

14 **Treasurer's Report**

15 Ms. Altemus presented the Treasurer's Report, noting that the annual audit is still
16 pending. She will be prepared to present the final audit next month. On a YTD basis
17 through April 30, the association had a \$568,842 in revenue, which is favorable to
18 budget by \$11,852. The majority of this is made up of unanticipated income (transmitter,
19 clubhouse rentals, and resale fees, etc.) The association does not budget for these
20 items, thus creating a cushion. Expenses totaled \$534,509 which is also favorable to
21 budget by \$37,230. Net Income totaled \$34,333 on a year-to-date basis. This is a
22 combination of favorable income and expenses at approximately \$48,812. She noted
23 that some of that may be due to a timing issue, because when the budget is prepared,
24 we do not spread on a quarterly basis. About \$14k of Net Income is a timing issue and
25 will catch up by the end of June. Lastly, not many expenses have been incurred for the
26 Social Committee (due to COVID). Ms. Altemus believes this will turn around in the
27 remaining year, with activity picking back up as in prior years. The cash at the end of
28 April is \$351,547. The reserves balance totaled \$1,072,857. The capital resale balance
29 totaled \$46,993. She added that the association ended the year with a strong financial
30 position. She said they have worked very hard to get the reserves where they needed to
31 be. She said the capital resale account has allowed the association to pay for needed
32 expenses without dipping into the reserves, such as the treadmills. An owner asked if
33 there has been any resistance from buyers on paying the resale fee. Ms. Altemus

1 indicated not that she had heard of. Lastly, she mentioned that the reserve study was
2 done at the end of 2017. She'd like the Board to consider the study to be updated, and
3 that it would be beneficial considering the change in financial markets over the last
4 couple of years. An owner asked if Ms. Altemus knew the current state of delinquencies.
5 She indicated the Master does not currently have any delinquencies, but there are some
6 (less than 5) that lie within the sub-association levels.

7 **On a MOTION by Mr. Day, and a second by Mr. Kennedy, the President's and**
8 **Treasurer's Report was accepted as presented, with all in favor.**

9 **Social Committee**

10 Mr. Dorrill indicated that Michell Corsarie, who previously served on the social
11 committee, has sold her home, and relocated out of state. He asked that if there are any
12 other members of the social committee, that they present plans for future activities. Katy
13 Balavender introduced herself and said that the social committee has been actively
14 planning many family events in the future. They have held one meeting with interest
15 from members to volunteer. Mr. Day mentioned that Michelle Corsarie was a positive
16 member of the social committee and thanked her for her willingness to serve over the
17 years.

18 **Guardhouse/Safety**

19 Ms. Marshall spoke about and recognized a night-shift guard who responded to an
20 incident involving a young child. The child was not a resident of the Monterey
21 Community but was seen wandering at night. The sheriff's office was notified, and they
22 were able to locate the child. Ms. Marshall thanked the guard for going above and
23 beyond in this situation. Mr. Dorrill also indicated that this guard is also being
24 recognized on the national level, by the corporation she is employed by. Mr. Dorrill then
25 asked Ms. Marshall to mention the Market Rate Adjustment that was implemented by
26 the Board late last year. Ms. Marshall felt that the adjustment will keep the guards at a
27 stable financial position within the community.

28 This concluded the committee reports. As part of the record of preceding, Mr. Dorrill
29 asked that each member vote by ballot for the rollover of the excess funds.

30 **NEW BUSINESS**

31 Hallie Lunden asked about what the process is for the common area maintenance,
32 specifically grass that is dead between Sevilla and San Margherita Way. Grant indicated

1 he would be happy to communicate these maintenance requests with management
2 staff. This area Ms. Lundon is referring to is both a common area and a residential lot
3 that falls within a zone where irrigation is non-existent. Neil added that the Board had
4 previously offered to share the cost of drilling a well, and they chose not to do so. Mr.
5 Dorrill also offered to obtain a proposal to tie into the irrigation from the west side of
6 Mission Drive. This would incur a bore under the roadway. Mr. Miller acknowledged her
7 for her concern for these common areas with no maintenance. He added that the Board
8 was faced with the decision on whether to incur a large expense for a small amount of
9 water in this area. The master plan for the community is very outdated and did not have
10 a strategy to maintain these common areas. Furthermore, he felt that a landscape
11 committee may be beneficial so they could look further into these irrigation upgrades.

12 Frank Woodward asked about the status of the drainage easement issues. Mr. Dorrill
13 spoke about the history of these issues and what has been done to clean the storm
14 drains and catch basins thus far. Also, with the help of the association's civil engineer,
15 we were able to identify the easement encroachments in all the rear-yards of all non-
16 lakefront properties. These encroachments have been everything from improper
17 landscaping/fill to riprap areas. Letters have been sent to properties in violation of
18 impeding these flows. The residents then have an opportunity to discuss a resolution
19 with the Board at a future meeting. Subsequently, the Board will have a couple of
20 recourses in the absence of a fining committee and will have the ability to declare
21 remaining encroachments as a nuisance to the community with regard to these
22 violations.

23 A resident (**name inaudible**) questioned the responsibilities of the Clubhouse staff
24 and expressed the need for community patrolling outside the hours of 4 p.m. to 10 p.m.
25 Mr. Miller mentioned that the community historically paid for an extra guard on weekend
26 duty. However, he did not feel that this was a needed service because the incidents
27 which have occurred are few and far between. The Clubhouse has cameras, and the
28 staff work diligently to identify misuse when it occurs. He included that asking facilities
29 staff to stand as guards is unfair and not in their job descriptions, but that their presence
30 should deter misuse from happening. Mr. Dorrill mentioned that the Board has
31 implemented consequences for the improper conduct issues in the past and it had
32 proved to be beneficial.

33 Dana asked if the association was planning on contracting the cane toad removal again
34 this year. Mr. Dorrill thanked her for her concern and said that they will be scheduling

1 the vendor to come out sometime in June, and that it is a budgeted item. A member
2 shared that he orders an English antiseptic (nontoxic) to remove the toads.

3 A member inquired about the maintenance of mailboxes. Mr. Dorrill said that it would be
4 a matter for the Single-Family Board to discuss. The budget included the cleaning and
5 waxing of the mailboxes, but not for painting.

6 Members expressed their opinions about future meetings being held at a physical
7 setting versus a Zoom meeting. Mr. Miller preferred the community setting because of
8 its fluidity. He added that running Zoom meeting has its challenges, such as feedback
9 noise, taking comments from members, etc.

10 Meg Hart? (**name inaudible) asked if the Board would explain the open seats and
11 what that commitment looks like. Mr. Miller stated that two open seats were available
12 and that the Board was typically comprised of appointed neighborhood representatives
13 from each sub-association within Monterey. Five at-large positions are rotating with two-
14 year commitments versus one a year commitment. In prior years, the Board had met
15 every month or once per quarter, depending on the level of business occurring
16 throughout the year. Meetings are decided on an as needed basis.

17 A member (name inaudible) mentioned a community business directory. Mr. Miller
18 stated that the Board took a position not to endorse individuals, because of the liability
19 and repercussions that may come from that.

20 **ADJOURNMENT**

21 **On a MOTION by ***, and a second by ***, the meeting was adjourned at 6:52 p.m.**