

1 **MONTEREY MASTER OWNERS' ASSOCIATION**
2 **1725 MISSION DRIVE, NAPLES, FL 34109**
3 **Budget & Regular Meetings of the Board of Directors**
4 **October 22, 2021**

5 The budget and regular meetings of the Monterey Master Owners Association Board of
6 Directors was held on Thursday, October 22, 2021, at 6:00 p.m. at the Monterey
7 Clubhouse, Naples, Florida.

8 **DIRECTORS PRESENT**

9 Linda Altemus, President
10 Amy Cooper, Treasurer
11 Bob Bulmer, Director
12 Steve Miller, Director
13 Tyler Day, Director

14 **ALSO PRESENT**

15 Neil Dorrill, Manager, Dorrill Management Group
16 Grant Giddens, Dorrill Management Group

17 **ROLL CALL/PROOF OF NOTICE**

18 Mr. Dorrill called the meeting to order at 6:00 p.m. and noted that five directors were in
19 attendance. Mr. Dorrill indicated that the meeting was noticed in advance according to
20 the State statute, that a quorum of the Board was present.

21 **PROPOSED BUDGET 2022**

22 Ms. Cooper presented preparation of the Proposed 2022 Budget. The objective is to
23 remain reasonable to competition while maintaining financial stability. The total quarterly
24 fee would include a slight increase of 1.2% in operation/reserves. The bulk of the
25 increase is due to the 4% increase to the Hotwire contract. The Board made the
26 decision to transfer any net income at year-end to general reserves. The Board felt that
27 the association is in a good financial position with a surplus leading into 2022.

28 **On a MOTION by Linda Altemus, and a second by Steve Miller, the Budget was**
29 **accepted unanimously as presented.**

1 **REGULAR MEETING MINUTES**

2 **REPORTS OF COMMITTEES**

3 **A. Financial**

4 No further discussion.

5 **B. Social**

6 Social committee members were not present.

7 **NEW BUSINESS**

8 **A. Rear Yard Drainage Encroachments**

9 The drainage easement report previously prepared was reviewed. Management staff
10 will continue to address the problematic areas and obtain quotes from grading
11 contractors to share in the future. Mr. Dorrill will update the Board at the December
12 meeting.

13 **B. Fall Work Program**

14 The fall work program was presented.

15 **OLD BUSINESS**

16 **A. Painting and New Storm Door (Gatehouse)**

17 The work was complete.

18 **B. Short Term Rental Resolution**

19 An execution agreement has been reached between the association and the residents
20 in violation of short-term rentals (Airbnb). The defendants will be required to pay \$9,000
21 to the association for attorney costs. Since they intend to sell the unit, the attorney's
22 office will also release a satisfaction of judgment at closing.

23 **C. Irrigation Upgrade (Mission Dr.) / Landscape Contract**

24 Mr. Dorrill indicated that the landscape maintenance contract was in the backup
25 material of the agenda package. The scope of services is shown, and the contract will
26 commence of January 1, 2022. **On a MOTION by Linda Altemus, and second by ***,**
27 **the contract was accepted as presented.**

1 **D. Annuals, Mulch, and Tree Pruning**

2 The work was complete.

3 **COMMUNITY**

4 **ADJOURNMENT**

5 The next meeting will be held on December 16th. **The meeting was adjourned at 6:23**

6 **p.m.**