

MONTEREY MASTER OWNERS ASSOCIATION

Board of Directors Meeting

February 21, 2019

Minutes

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on February 21, 2019 at 6:30 PM

Mr. Santangelo called the meeting to order at 6:35 with the following members present:

DIRECTORS PRESENT:

Derrick Ayers
Bob Bulmer (by phone)
Holly Harmon
Amy Kodak
Lori Marshall
Steve Miller
Bob Murrell
Ron Santangelo

DIRECTORS ABSENT: Note: Patti Fey, SF Villas resigned in January

ALSO PRESENT: W. Neil Dorrill, Manager

Roll Call/ Proof of Notice Mr. Dorrill indicated that a quorum of the board was present, and the meeting was properly noticed, and that Mr. Bulmer would participate by phone

Approval of Minutes of the December 12, 2019 – Mr. Dorrill asked that the minutes of the December 12, 2018 meeting be amended after the fact at the request of Iberia Bank to reflect that Ms. Marshall was the second board representative designated as a credit card holder on behalf of the association upon resignation of Mrs. Corsarie. **On motion by Mr. Bulmer, seconded by Ms. Harmon with a limit not to exceed \$5000. The motion carried unanimously.** January 17, 2019 meeting of the and approved **on a motion by Ms. Marshall, seconded by Mr. Murrell. The motion carried unanimously.**

Report of Committees

Report of Committees was deferred to follow the Internet Cable Presentation

New Business

Internet/ cable presentation

Mr. Santangelo introduced representatives of the “M” consulting Group. Mr. Mambuca provided an overview of current technologies, trends and business points to consider an analysis of a new VOM bulk community contract. Following the discussion and questions the Board authorized the preparation of an exploratory proposal **on a motion by Ms. Kodak, seconded by Mr. Miller. The motion was passed unanimously.**

Tennis Court

Mr. Santangelo provided an update on the completion of the key fob resident access system for both the Club and tennis courts. The proposal for panic bar installation was authorized **on a motion by Mr. Bulmer and seconded by Ms. Marshall approved unanimously.**

Review of Community Area Maintenance

Mr. Santangelo reviewed the process and forms to be utilized going forward to document or prioritize common area projects/ repairs. Mr. Dorrill provided a summary of current projects as follows:

- Front masonry wall
- Depressions in lawn at Clubhouse
- FPL high voltage vault cover at Clubhouse
- Gate house vehicular damage
- Sidewalk grinding/ replacement & gutters
- Parking lot repaving

Community Director

Mr. Dorrill introduced to the Board and community Mr. Grant Giddens the new Clubhouse Director. Mr. Giddens provided an overview of his experience and background. Mr. Dorrill indicated that his start date will be March 25th and he will work a 28-hour week (Mon-Thurs 8:00 – 4:00). Mr. Giddens was excused at that point and Mr. Dorrill indicated his references were excellent and while he has held several positions in the past 4 years, he was the consensus choice. **Ms. Marshall made a motion seconded by Ms. Kodak to approve a part time position leased thru DMG at an initial rate of \$27/ hr. plus 35% labor/ overhead margin. There will be probationary salary review at 6 months to be confirmed by the committee and Mr. Dorrill, motion passed unanimously.**

Insurance

Mr. Dorrill and Mr. Giddens left the meeting at this position to address a damaged gate arm at the gatehouse. **A motion was made by Mr. Miller, seconded by Mr. Murrell to approve the**

renewal of the insurance package submitted at coverage increased by the recently updated appraisal, carried unanimously.

Fire Station Update

Mr. Santangelo introduced Dianne Flagg, former Collier County EMS Director who represented the “Orange Blossom Coalition” who provided a historical response time overview of the potential sale of the existing Fire Station on Pine Ridge Rd and a new station under consideration on Yarbarry Ln. that would seriously impact the community. The Board shared the concerns of Ms. Flagg and discussed inviting a representative of the Fire District to a future Board meeting.

Social Committee

Ms. Marshall provided an overview of recent and upcoming Spring social events and recognized Ms. _____ who is coordinating these activities.

Annual Meeting

Mr. Dorrill reminded the Board and audience that the Annual Meeting is scheduled for March 21st at 6:30 to be followed by an organizational meeting of the Board.

Adjournment

With no further business the meeting was adjourned at 8:45 PM.