

Monterey Villas Condominium Association, Inc.
Board of Directors Meeting
April 16, 2018
Approved Minutes

Minutes from a Board of Directors meeting for Monterey Villas Condominium Association, Inc., held at Monterey Clubhouse, 1725 Mission Drive, Naples, Florida.

A quorum was established and proof of notice confirmed. The meeting was called to order at 6:32 P.M. by Patty Fey, Association President.

Board Members Present: Patty Fey, Graham Armstrong, Jayne Workman, Susan Ridenour and Julie DuRoss.

Board Members Absent: None.

Others Present: Rick Newton, CAM (Association Manager), and 3 members.

Approval of Previous Minutes

A motion to approve the minutes of the Special Assessment Meeting held on January 4, 2018, the Budget Adoption Meeting held on January 25, 2018 and the Board of Directors Organizational Meeting held on February 26, 2018 was made by Ms. Ridenour, seconded by Ms. DuRoss and carried unanimously.

Mailbox Repair Update

The missing door cover plates at 8013 and 8033 need to be re-installed or replaced. George Gagnon will repair at the expense of the owners.

Other mailboxes and/or posts require touch-up of the paint. George will be asked to do this at the expense of the owners involved.

Water Cost Increase Update

Association Manager Rick Newton presented a spreadsheet comparing costs for 2014, 2015, 2016 and 2017. A copy is appended to these minutes.

Rick reviewed actions taken to date attempting to determine the noticeable increase in total water usage for 2017:

1. The main water supply valve was left in the open position and the supply valves at every unit were turned off and left off for a four-hour period. The meter did not move. This confirms that there are no leaks in the underground water pipes between the meter and the units. This means that all water usage is occurring within the units.

2. Collier County Utilities has been contacted about verifying the accuracy of their meter. Their response is that they are confident in the accuracy of their readings.

In the discussion that followed, it was decided to do the following:

1. Manager is to contact Collier County Utilities and forcefully request a test of the accuracy of the existing water meter,
2. Unit owners will be requested to put food coloring in their toilet tanks to test for leaky toilets.

Lease/Sale Approval Process

An amendment to the Monterey Master Protective Covenants, regarding sales and leases of any properties within the Villages of Monterey, took effect in the late Summer of 2017. From that point forward, the Master Association took over responsibility for processing ALL lease and sale applications in Monterey.

There had been some confusion on the part of personnel at Southwest Property Management. This confusion has been cleared up. Any future applications incorrectly sent to Southwest will be forwarded to the Dorill Management Group for processing.

Rodent Issue in Community

Mr. Newton reported that he had been contacted by an owner regarding rodents being seen going into the unit next door. She has rodent boxes in place at her unit, and she pays for this service. Her service provider has told her that she is fighting a losing battle if the neighbors do not do anything to control the rodents in their unit. She is asking the Board to consider establishing a community-wide rodent control program.

After a brief discussion, Mr. Newton was instructed to obtain quotes for a community-wide rodent control program for the Board to consider.

Communication Channels

A discussion took place regarding the best way or ways to update members on a regular basis. One idea was to publish a monthly newsletter. The possibility of posting information on the Monterey website was also discussed. Periodic e-mail blasts would be the most cost-effective method of communication.

With no further business to discuss, **a motion to adjourn the meeting was made by Mr. Armstrong and seconded by Ms. Fey.** The meeting was adjourned at 7:56 P.M.

Respectfully submitted,
Rick Newton, CAM
Association Manager