

**Monterey Villas Condominium Association, Inc.**  
**Budget Adoption Meeting**  
**December 4, 2018**  
**Approved Minutes**

Minutes from a Budget Adoption 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 6:31 P.M. by Patti Fey, Association President.

**Board Members Present:** Patti Fey, Jayne Workman, Graham Armstrong and Julie DuRoss.

**Board Members Absent:** Susan Ridenour

**Others Present:** Tina Miller, CAM (Association Manager), and 4 members.

**Approval of Previous Minutes**

**A motion was made by Ms. Fey to approve the meeting minutes from November 6, 2018 without a reading and was seconded by Ms. DuRoss. The motion carried unanimously.**

**Discussion and Adoption of the 2019 Budget**

**A motion to approve the proposed 2019 budget and final assessment is subject to incorporation of the Master Association assessment was made by Ms. Fey, seconded by Ms. DuRoss and carried unanimously.**

**Other Business**

There were discussions regarding responsibilities of mailboxes and roofs – When did they become owners' responsibility? Ms. Miller will review documents and get back to the Board.

There was a brief discussion regarding Landscaping, their costs and responsibilities.

There was a discussion regarding the water company re-calibrated our meter in Dec. 2017. While we cannot recover the money spent prior because of no proof, we have been monitoring it closely & now have a good baseline record.

There was discussion regarding renters and that the association can be more restrictive than the Master. The Board would like to change lease to a minimum of one-year term.

With no further business to discuss, a motion to adjourn the meeting was made by Ms. Fey, seconded by Mr. Armstrong and carried unanimously. The meeting was adjourned at 7:30 P.M.

Respectfully submitted,

Tina Miller, CAM  
Association Manager