

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING
Thursday, November 21, 2019
6:30 P.M.
MONTEREY CLUBHOUSE, 1725 MISSION DRIVE

The Board of Directors of the Villages of Monterey Master Owners Association held a Board Meeting on November 21, 2019 at 6:30 p.m. at the Association Clubhouse.

Mr. Santangelo called the meeting to order at 6:30 p.m. with the following members present:

DIRECTORS PRESENT: Linda Altemus
Bob Bulmer
Lori Marshall
Steve Miller (via conference call)
Holly Harmon
Ron Santangelo
Amy Kodak
Bob Murrell

ALSO PRESENT: W. Neil Dorrill, Manager, Dorrill Management
Grant Giddens, Facility Director
Approximately 35 owners

Roll/Call Proof of Notice: Mr. Dorrill indicated that the meeting was noticed in advance according to the State statute, that a quorum of the Board was present with all Board Members being present in person or via conference call.

Approval of Agenda: A motion was made by Steve Miller to approve the agenda for this meeting, seconded by Bob Bulmer, with all voting in favor.

Approval of the October 17, 2019 Minutes: On a motion by Laurie Marshall and a second by Bob Bulmer, the October 17, 2019 minutes were unanimously approved with the following changes: Holly Harmon was present, Steve Miller was absent.

2020 PROPOSED BUDGET

Financial Report: Linda Altemus, Treasurer, and Ron Santangelo, President, presented the proposed 2020 Budget in detail with a power point presentation. Linda Altemus presented the details of the proposed budget, while Ron Santangelo presented the goals and desired outcomes of the 2020 Budget.

The 2020 Proposed Budget reflects an assessment of \$839 per quarter per residence. The increase over 2019 is largely due to the cost of the Hotwire contract for cable.

Questions were fielded from the owners in attendance. Some questions asked were, "Why doesn't the Capital Contribution show as income." Linda Altemus responded, "Because it goes into the Reserve account and not into operating expenses." "Can you define "adjust budget." Ron Santangelo responded, "It means the amount at year-end." "What are the fees for buying a home?" Ron Santangelo responded, "\$1600 unless you are moving within the community. This exemption is a one-time exemption."

Discussion then took place regarding bicycle security. Several bicycles have been stolen. Almost all of those stolen were not locked up.

Mr. Bulmer made a motion to accept the Proposed 2020 Annual Budget. The motion was seconded by Laurie Marshall with all voting in favor

Cable TV: A question was asked regarding, "Why are we paying for six months of cable before the cable company is charging Monterey?" Mr. Santangelo responded by saying, "We must pay the consultant that helped us to this point, and also to cover the cost of non-payers."

Mr. Bulmer stated that 20% of the fiber between houses to where the main line will be has been laid. Next week (Thanksgiving Week), crews will work through Wednesday noon but then will be off until after Sunday. They will return on Monday, Dec. 2. The same schedule will be kept at Christmas, a half day on Dec. 24 and then off until Monday, December 30.

Gatehouse: Lori Marshall reported that the Gatehouse interior has been completed. The Security Guards are happy with the results. Steve Miller thanked Laurie for getting the Gatehouse completed so quickly.

Lori Marshall also reported that "outside kids" have been causing problems in the community. There have been reports of stolen bikes. She encouraged those suffering with thefts should reports the thefts and press charges.

The Christmas Tree lighting is December 8, 5-8 p.m.

Playground: Ron Santangelo reported that Collier County has caused some delays in the installation of the playground covering. When the crane is brought in to install the "umbrella" over the playground, the playground area will need to be shutdown.

Speed Bumps:

Ron Santangelo discussed the installation of "sample" speed bumps for a trial to see if they worked on slowing down drivers, especially on the west side of Mission Drive. The Association has received complaints on speeding and running of stop signs. Owners attending the meeting expressed their dislike for the speed bumps. Ron Santangelo stated they are only a trial to see if they might work or not. After an extended time of input from the owners, Ron Santangelo made a motion to remove the speed bumps. Laurie Marshall seconded the motion and all voting in favor.

NEW BUSINESS

Swim Lesson Times

Several owners shared their requests for expanded times swim training at the pool. Others spoke in opposition to the opening of new times for swim training. Mr. Santangelo made a motion to expand the times on Mondays and Wednesdays from 9 a.m. to noon, and evenings after 3 p.m. The motion was seconded by Lori Marshall, with all voting in favor.

Manager's Report:

Grant Gibbons reported that the lighting project in the Clubhouse parking lot will be completed by mid-December. The fire alarm panel inspection has not been completed. The six-month AC services will be performed next week at the Clubhouse. Exterior gatehouse repairs are pending.

Neil Dorrill reported that the President of Barron Collier had rejected a settlement offer on the U-Haul damage to the portico in front of the Clubhouse.

Tree trimming has been completed and the winter annuals installed. All conservation areas are to be sprayed in two weeks.

Estimate to replace all community signs is \$55,750. To repaint all sign poles bronze is \$12,500. There are approximately 60 signs in the community. Bob Bulmer made a motion to paint the sign poles, and Ron Santangelo seconded the motion with all voting in favor.

Questions:

Questions were asked regarding the easement enforcement. Mr. Santangelo explained it is in the hands of the engineer and attorney.

Next Meeting: December 17, 2019, 6:30 p.m.

Adjournment

With no further business the meeting was adjourned at 8:50 p.m.

Minutes submitted by Ken Hess, Dorrill Management Group