

MONTEREY MASTER OWNERS ASSOCIATION
BOARD MEETING
Thursday, October 17, 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 October 17, 2019 at 6:30 p.m. at the Association Clubhouse.

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

DIRECTORS PRESENT: Linda Altemus
Bob Bulmer
Lori Marshall
Bob Murrell
Ron Santangelo
Holly Harmon

ALSO PRESENT: W. Neil Dorrill, Manager
Grant Giddens, Facility Director

Roll/Call Proof of Notice: Mr. Dorrill indicated that the meeting was noticed in advance with the 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 Bob Murrell to approve the agenda for this meeting, seconded by Bob Bulmer, with all voting in favor.

Approval of the September 19, 2019 Minutes: On a motion by Bob Murrell and a second by Bob Bulmer, the September 19, 2019 minutes were unanimously approved.

Report of Committees

Financial Report: Linda Altemus reported for the month ending September 30. Expenses were favorable to budget year-to-date by \$16,600.00. September did not get billed for security expenses. Therefore, the expenses for the month are understated. This will catch up in October. Extra income from the posting of interest earned helped the month's results.

Mailboxes: Mr. Bulmer provided an update on the installation of the mailboxes. The project should be completed by the end of October. The numbers on the boxes were held up. The mailboxes are to be polished one more time by November 30.

Cable TV: Mr. Bulmer reported that delays were the fault of Monterey. A meeting has been set for October 24, after which Monterey's responsibilities will be completed. There is not a completion date set, but it is estimated that it will take eight to nine months. Some areas will be completed prior to other areas. Mr. Dorrill was asked to make sure cable information is included in the buyer's package.

Gatehouse: Lori Marshall reported that quotes and samples have been acquired for the renovation of the interior of the Gatehouse. Prior votes had made \$14,500 in funds available for this renovation. New cabinets and new flooring will be installed, along with new fixtures in the bathroom and new doors. Separate monies had been approved for the roof of the Gatehouse at a prior Board Meeting. The estimated time to complete the interior work is two weeks.

A motion was made to use the reserves for the Gatehouse- and pay 50% of the project as a down payment with the remainder due upon completion. The motion was made by Ron Santangelo, seconded by Steve Miller, with all in favor.

Lori Marshall also reported that the gates at the Gatehouse are being knocked down almost daily. There have also been problems with outsiders using the facilities, in particular, the fitness room. On one occasion the Sheriff came and removed the individuals. These individuals walked into the community and figured how to manipulate the doors.

Bob Murrell reported the committee will be meeting to finalize the rewrite of Master documents. He also stated that there were receivables due from some of the sub-associations managed by Southwest and Sandcastle.

Ron Santangelo discussed timing for the completion of the 2020 Proposed Master Budget. Sub-associations need to have this information to complete their own budgets in time for 1/1/2020 assessments.

Ed Kant spoke concerning speed pumps. Some are going to be purchased as a trial and will be placed just prior to stop signs. Possible sizes of the speed bumps are 2 3/8" and 3". Two will be placed on West Mission before placing others. Grant Giddens has installers lined up.

Ron Santangelo reported that the playground approval has been received and a \$1000 permitting fee has been paid. Installation is expected in the January/February time frame. It will take approximately a week to ten days to install. It will be landscaped with Calusa.

Grant Giddens reported that two umbrellas had to be repaired and a gate latch was repaired at the pool. The Fire Marshall completed an inspection on the property. One fire extinguisher that was missed has been corrected. The fire alarm system had not had its' annual inspection.

Manager's Report:

Neil Dorrill reported on a meeting with the Association's attorney and civil engineer regarding easements in Monterey. The attorney stated that all easements will need to be looked at. Easements older than 10 years have no enforcement possibilities. The first two homes on Laguna (on the right) have filled the backyard easements with dirt thus impeding drainage. There will be expenses related to the engineering work as well as the attorney's costs.

Common area tree pruning is scheduled for the end of October. Mr. Hudson recommends carrotwood trees be pruned as well. There are 75 of these trees. Estimated cost to trim the carrotwood trees is \$6000.00. The current proposal for hardwood trimming is \$13,125 plus the cost of the carrotwood trimming. Anytown Tree Service will do the removal. A motion to approve the Carrotwood trimming was made by Steve Miller, seconded by Bob Murrell, with all voting in favor. During the first week of November, Sabal Palms will be trimmed. During the second week of November, 700 winter annuals will be planted.

An update of the stucco repair on the exterior wall along Orange Blossom: The cost to chip and remove the finish, repair and repaint will cost \$16,200 to match. Neil Dorrill will seek to reduce the scope and re-present the revised proposal at the November meeting.

Next Meeting: November 21, 2019, 6:30 p.m.

Adjournment

With no further business the meeting was adjourned at 8:17 p.m.