

TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING

Place: Pool
3600 County Line Road
Tequesta, Florida
October 20, 2015
OFFICIAL MINUTES

The Meeting was called to order at 6:00 pm by Laura Green.

Directors Present: Debbie Boyson, Pat Halty and Lynn Weidman
Directors Absent: Susan Knapp and Diana Megna
Management Present: Laura Green, LCAM

The Board reviewed the minutes from the January 5th, 2015 and April 8th, 2015 meetings.

MOTION: Debbie Boyson made a motion seconded by Pat Halty to waive the reading of the minutes and approve the minutes from the January 5th, 2015 and April 8th, 2015 meeting. The motion carried 3-0.

The Board reviewed the financials from August 31, 2015.

MOTION: Pat Halty made a motion seconded by Debbie Boyson to approve the August 31, 2015 Financials. The motion carried 3-0.

The Board discussed the hiring of a new Janitorial/Porter service for the community. It was suggested that the community discontinue the service from Helping Hands and look at other companies. The Board agreed to hire Tamcare to provide the services starting in September.

MOTION: Debbie Boyson made a motion seconded by Pat Halty to ratify the approval of the Janitorial/Maintenance contract with Tamcare and to end service with Helping Hands. The motion carried 3-0.

Pat Halty gave an update on the Fence Replacement project. The Board has agreed on a fence style and has given the engineer confirmation to send out the specs to various contractors to receive preliminary bids. As more research is done the Board will update the Association on a plan of action.

Debbie Boyson gave an update on the Financials. The Board is working on a proposed Budget to send out to the community. The Board is planning to have the Budget meeting for the second week of December.

Pat Halty gave a legal update to the Board. The Board has not been pleased with the current legal representation. Jennifer Cunha's law firm has been recommended to the association as new legal counsel.

MOTION: Pat Halty made a motion seconded by Debbie Boyson to approve Jennifer Cunha as the new legal representative to Tequesta Hills. The motion carried 3-0.

The Board discussed implementing a parking sticker system for the community. Pat Halty suggested that the item be tabled until further research is done by the new attorney. The Board agreed.

The Board announced that they would like to hire a paper shred company to come in on November 14th to shred old files as well as allow residents to shred some of their documents. Management will schedule and get a notice ready for the community.

Debbie Boyson gave an update on the garbage issues that are in the community. Many residents dump items in the trash areas that will not be picked up by regular trash pick-up. Household items need to be disposed of properly. There is a transfer station at Military and Donald Ross that is free. People should use it and make sure that their trash is disposed of properly. Anyone that is doing renovation needs to have their debris hauled away by their vendors. That includes tree clippings.

Management will work on a newsletter to go out with the bills to update the residents of current actions by the community.

The Board discussed replacing the directional sign that is at the entrance with something new. Proposals have been reviewed by various companies. It was suggested that the Association use Stellar Signs and use the PVC design.

MOTION: Pat Halty made a motion seconded by Debbie Boyson to approve the PVC design that was presented by Stellar Signs. The motion carried 3-0.

There being no further business the meeting was adjourned at 6:44 pm by Pat Halty.

Respectfully submitted by:

Tequesta Hills Condominium Association, Inc.