

TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING – SEPTEMBER 26, 2017
POOL AREA
6:05 PM – 7:11 PM

Attendees :

Susan Knapp – President
Donita Smith – VP/Director
Diana Megna – Secretary (Susan Knapp called into Diana Megna for Conference Call).
Laura Carlisle – SeaBreeze Property Manager - Absent

Deborah and Chris Bishop – 17A
Lynn Hageman and Terre Lewis – 20B
Anita McKernan – 18D
Nancy Paradise – 19B

1. Called to Order 6:05 pm and Established Quorum of the Board.
2. Review of August 30, 2017 Meeting Minutes ~
 - a. Meeting Minutes reviewed and approved.
 - b. Susan Knapp made motion; seconded by Donita Smith.
3. Paving Contract ~
 - a. Decision made at 8/30th meeting to contract with All County.
 - b. Need to obtain new contract from All County with re-rock to bring to grade and gutter curbing. Price was \$141K, now \$150K.
 - c. We are using Fence Contract for \$100K draw from Valley National LOC (Rayma). As of 9/20th, we are fully funded now to do paving and staining.
 - d. Contracted with Four Jays Engineering who will be overseeing project.
 - e. Terre Lewis is our resident expert and will be completing contract reviews.
4. Owner Committee/Responsibility of Building/Unit Services ~
 - a. An owner, not in attendance at meeting, suggested the Association reimburse owners for A/C tie-downs. Association did not agree.
 - b. Documents are often vague as to Association or homeowner responsibility regarding the exterior of building. We are looking for volunteers to review such items as hose bibs, water turn-off valves, exterior electrical boxes/panels, 1 unit usage vs. entire building, etc. to determine ownership of responsibility.
 - c. If above fixtures are determined to be of Association responsibility, it was suggested that Association take advantage of bulk repair work and build expense into Budget.
 - d. It was also noted that there may be concerns if an owner wants replacement or repair done immediately and asked to wait for bulk repair/replacement or if work is not properly done to expectations of Association.
 - e. Above will require attorney review. It was suggested by an attendee that we use monies we spend on attorney review and increase Association dues to improve landscaping, thus increasing property values and possibly decreasing the number of investors.
 - f. We all know that the main water turn-off is the responsibility of the Village.

5. Rules and Regulations – Owner/Tenant/Contractor Hours and PODs On Property ~
 - a. A tenant, non-attendee, had discussed with a Board Member the issue regarding noise nuisance - Contractor or homeowner doing repairs on Unit 6C (hammering/drilling) starting at 9 am on Saturdays and Sundays. Tenant stated she should not have to be disturbed on weekends and that other communities do not allow weekend work.
 - b. Jupiter Code Compliance for contractors states erection, excavation, demolition, alteration, repair of any building other than between 7 am to 8 pm weekdays and 8 am to 4 pm on Saturdays, except in cases of urgent necessity, is prohibited w/o specific permission from Town Manager or designee. FL Statutes basically state the same information.
 - c. Consensus at Board Meeting was that remodels take place and there is always noise. Eventually, noise ceases.
 - d. Diana Megna will check Palm Beach County Code Compliance and report at next meeting.
 - e. POD's on property and time frame until removal of POD will be discussed at future meeting.

6. Grandfathering of Trucks, Motorcycles, Pets, Multiple Pets ~
 - a. No discussion during meeting.
 - b. We need to reiterate no overnight parking or trucks or motorcycles, assignment of two (2) parking spaces per unit must be used, no parking in roadway, on grass or at the entrance to parking areas. Guests must park in guest/pool parking area. (NOT NECESSARY TO ADD TO FUTURE AGENDAS AS BILLING STATEMENT REVERSE COVERS ABOVE).

7. Pool Camera ~
 - a. Due to concern with beer bottles, vomiting, safety of children, etc., we may need to purchase a camera for pool area. It was suggested that it be mounted on the pool house roof.
 - b. LYNN HAGEMAN AND CHRIS BISHIOP TO PURSUE BIDS AND A SIGN IDENTIFYING SURVEILLANCE.

8. Voting Rights ~
 - a. Homeowner concerned with temporary nullification of voting rights for those who are behind 90 days in payments. If negated, what is impact to Association not being able to meet quorum in the future.
 - b. Decision was made to not pursue and it is a closed issue.

9. Emails ~
 - a. Diana Megna addressed and has posted that if Association members need to contact a Board member, they can email her.

10. Violations Review ~
 - a. No violations were reviewed.

11. Next Tentative Meeting Date – October 24, 2017 ~
 - a. If this meeting occurs, we will need to discuss Paving.

12. Open Forum ~
 - a. Bulldog -
 - i. Bulldog is working out issues with Engineer, Roy Sangers.
 - ii. Close to getting Bulldog back on the property for Punchlist corrections. Roy Sangers will be supervising them; not on a daily schedule.
 - iii. Bulldog did file lien on property, after stating they would not do so after receiving payment. Our attorney will attempt to have lien removed. Association was withholding \$27K. Bulldog requested payment; Association paid them \$17K, leaving balance of \$10K due and they still filed lien. When sales/purchases occur, we sign affidavit stating that Association has money due to Bulldog.
 - iv. Consensus was that it would be horrendous to see another community go through what this community has gone through.

1. Open Forum ~ (Continued)
 - a. Bulldog - (Continued)
 - i. Bulldog has stated our concerns are cosmetic, not functionally flawed. Association thoughts are that brand-new fences should not have anything wrong with them. Association does not want Bulldog to do any other work on the property.
 - b. East Side Fence Panel –
 - i. Due to Hurricane Irma, a panel of the fence broke loose. PANEL WILL BE PURCHASED AND REPLACED BY TERRE LEWIS AND CHRIS BISHOP.
2. Adjournment ~
 - a. 7:11 pm

dm
12/19//17