

# **Cresthaven Condominium Townhomes Section 5, Inc.**

2638 Gately Dr E #135, West Palm Beach, FL 33415

Phone 561-626-0917 Fax 561-626-7143, E-mail [info@seabreezecms.com](mailto:info@seabreezecms.com)

## **Minutes June 21, 2017**

### **APPROVED**

The meeting was called to order by Marie Tiberio, those present were Linda Walsh, Velynda Baker and Kennie Beck. Those absent were Albert Shemo. Peggy Martin, LCAM from Sea Breeze CMS and Attorney David Iglesias from Pestco and Iglesias were also present.

The minutes from May 2017 were reviewed, and Linda made a Motion to approve, Marie seconded and all in favor.

Maria gave the Presidents Report. She likewise made reference to the current Rules from May 2011 and stated that nothing has changed. These are the current Rules in the documents and most up to date. They are also posted on the web site to review. The management company Sea Breeze has been acting on behalf, and at the direction of the Board, to enforce any infractions of these rules as stated in the documents.

Peggy Martin, LCAM gave an overview of the purpose and job descriptions of Sea Breeze CMS. She stated the benefits and overview of the numerous departments and staff available to assist in the day to day operation of running this community. She further stated the duties of the property manager when on site in overseeing the vendors.

Financial report was reviewed and presented. It was stated that the 2015 and 2016 audits and financial reviews will be available to anyone wanting a copy. They currently are in the process of being done by the accountant. It is taking more time than usual due to the financial instability and questions regarding the accounts and the recently uncovered employee theft declared by the Insurance Company concerning Ken Hoxie, former President. The insurance company has made a partial settlement in this theft case and working on more additional money to be retrieved hopefully. That is why it has been taking time to review records for the auditor's reports. They will all be ready prior to July 30, 2017 which is when they are mandatory to be completed by Florida statues. Anyone wanting a copy can contact Sea Breeze CMS and put their name on a list to receive a set when they are completed.

Old Business, Linda made a motion to approve the north end of the community tree trimming bid which was presented. Excluding the trees around the tennis court, which were done last year, she proposed to accept the total of \$860.00. Velynda seconded it and all in favor. It was asked that a board representative along with the manager meet on site with Luis to discuss the project and to mention thinning out of the trees as well as the same time.

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New Business, Kennie Beck mentioned that he felt Linda Walsh's resignation and appointment back onto the board was not legally permissible. In addition he felt that the board meeting which currently was occurring was not legal either. The attorney present stated that "the current duly called meeting was in effect legal, and even with the issues of Linda aside, there still was a quorum for meeting..." As to the other allegations he will look into them and make a Legal Ruling after investigating the facts and statutes.

The 80/20 rule of allowing under 55+ adults and children to reside in Cresthaven /Gately was discussed. The attorney stated that according to the Cresthaven /Gately Recorded Documents on file with the state of Florida, Cresthaven/Gately is a 55+ community. Since it is such, the 80/20 rule would only be in effect if the board 'so chooses' to allow the 20% which at this point they do not.

Therefore each situation of non-compliant owners, having under age people living in the units, will be reviewed and proper protocol will be followed. Using the documents and all legal statutes at their disposal, ramifications for compliance will be used.

Termite treatment was discussed and anyone found to have them were sent a letter. The date for treatment was discussed, along with the procedure to follow.

In addition the last and final termite inspection of all remaining units who did not have keys on file is set for July 10<sup>th</sup>. Letters were also sent to those units as well.

Open Forum was conducted.

Having no further business to discuss, Marie made a motion to adjourn at 8:30pm, Velynda seconded and all in favor.

The next meeting will be Wednesday, September 27, 2017 at 7:00pm