

TEQUESTA HILLS CONDOMINIUM ASSOCIATION, INC.

Located at the Tequesta Hills Community Pool

May 28, 2019

OFFICIAL MINUTES

The Meeting was called to order at 6:05 pm by Susan Knapp

Directors Present: Susan Knapp, Donita Smith, Diana Megna and Kaila Davis

Directors Absent: Nick Ruggerio

Management Present: Laura Carlisle, LCAM and Krystle Marie LCAM

The Board of Directors approved the minutes from June 14, 2018 Board of Directors Meeting. All in Favor.

Kaila Davis VP joined the meeting at 6:14PM

The Board introduced Krystle Marie LCAM as the new Manager of the Community.

Board discussed the Comcast Update - Contract signed; no start date as yet.

Board discussed the Bulldog Fencing Update – and are awaiting contact from Danielle (Cunha's office) to finalize notice of what Bulldog has not done. Approximately \$7K on itemized list from Four Jay's Engineering (Roy Sangster). TH balance is \$9,700.

Board discussed the Paver Bids and Roadway Damage - Three bids received (approximate cost \$21K); awaiting one more bid.

Board discussed the Main Entrance Island Foliage, foliage has been removed; Landscaping Committee is aware that low foliage is needed in to ensure safety for residents.

Board discussed the Condominium Document Review – Board met with attorney/paralegal to get information regarding amending current documents.

Board discussed the Property Survey - Waiting for drawing of Survey Map (Target/Compass Surveying); on-site survey done April, 2019; survey will also reflect ownership of perimeter fence and once established, will move forward with replacement of perimeter fence.

Board discussed the newly installed Roadway Signs.

Board discussed the Air Conditioning Systems/Hot Water Heaters –

There may be a need for only 2 or 3 reliable A/C Companies to repair/replace A/C's as we had in the past, Reynolds as one of the two - DO NOT USE JUPITER/TEQUESTA AIR.

The latest information above (indicating "minimum" of 2.0 ton units) along with the ARC Form is made available to the owners when replacing their units.

Based on the above info that was provided to us indicating "minimum of 2.0 ton," all owners complied.

Board discussed the Staining (Munyan) - As per Krystle, Munyan may have given stain away to charity. Munyan will order one (1) pail of stain to replace.

Board discussed the Landscaping Update - Building 18 given permission to begin new landscaping/stone path to brick fixtures and landscaping of the Main Entrance Island with low foliage.

13). Dumpster Lighting - For resident's safety, dumpster solar lights have been installed.

15). Fining Committee - Tom Buffardi has volunteered to serve on Fining Committee.

Fining Motions:

1D gray truck continuously parks parallel to Building 1.

3C lack of proper hurricane shutters/still using plywood; damaging to building.

5D (Trust) son has not provided the Association with required application.

6C tenant's non-grandfathered overnight truck parking.

8A soffit damage and no approval from BOD re electrical light post above fence line.

8B multiple dogs; tenant arrived with 1 and now has 2 dogs.

10C lack of proper hurricane shutters/still using plywood; damaging to building and the tenant's non-grandfathered black truck on property overnight and girlfriend with 1 black and white dog on property (our limited weight is 20 lbs).

11C has not removed dilapidated storage unit in Courtyard. If storage unit is not removed by her, the Association will remove and charge the owner.

23C Courtyard being used as storage

24B lack of proper hurricane shutters/still using plywood; damaging to building.

25C non-grandfathered overnight truck parking.

Board discussed the community Wells/Pumps – as it free to residents but can be costly to repair/replace pumps and wells. Well has run dry on occasion.

Board discussed the Annexation - Donita stated that 10K people have moved into Jupiter.

Tequesta Hills is serviced first by Martin County Fire Rescue (Station 36) on County Line Road, 2nd is Tequesta Fire Rescue and 3rd is Station 18 (Burt Reynolds Park on U. S. 1). Will need to check Tequesta Police response time and non-homesteaded properties before decision is made re annexing.

Open Forum :

- Lynn and Terre want to change the dog rule and will work with Anita.
- Baker Act briefly discussed with Terre. Will need to research.
- 9D dog-sitting large dog .
- Pots behind the pool
- Terre advised, Building 15C has a canister which loops around and should be checked - could be water softener ?
- DIANA will include info on Hurricane Season/cutting back foliage along with the Pool Rules Reminder to all tenants/owners.

There being no further business the meeting was adjourned at 7:37 pm.

Respectfully submitted by:

Tequesta Hills Condominium Association, Inc.