



LAMAR WEST TOWNHOMES ASSOCIATION

1699 W Hwy 98, #506
Mary Esther, Florida 32569

January 29, 2022

- I. **CALL TO ORDER** - The January 29, 2022 semi-annual meeting of the LaMar West Townhomes Association was called to order at 9:05am in the clubhouse by Olin Enzor, Vice President, in the absence of the board president. It was reported that long time association president, Norm Long, retired from the board. Olin Enzor also indicated he would not seek reelection. Please see election of officers under new business for more details. The association extends our profound gratitude to Norm Long and Olin Enzor for their service to our community.

- II. **DETERMINATION OF QUORUM** - (60%, or 19 owners, of the total votes present in person or by proxy shall constitute a quorum for special assessment consideration): A quorum was established with twenty-one (21) homeowners represented listed below; (p) indicates proxy:

Michael Jackson (101); Jonathan Kolbas (102); Clint Gossner (103); Linda Mellown (104); Dennis Meeks (105); Mike Buneta, (106); Ryle & Gay Webb (202); Jim & Linda Barks (205, 403); Abbe Noah (301, 303); Terry Hatley (305) (p); Amanda Brown (401) (p); Dorian Aronson, (402) (p); Norm Long (405) (p); Melissa & Clay Smith (501); Mark Soles (503); Brian Mitchell (505) Olin Enzor (p) for Petra McKivison (601) (p); Nadelka Crawford (602); Alexander Johnston (604) (p);

- III. **OLD BUSINESS:**
 - A. Covenant Revitalization – It was reported that the covenant revitalization project has been completed. The revitalized covenants have been recorded with the county. Owners were invited to participate in the next phase which will include modifying the covenants to clean up and remove the developer verbiage and make any approved changes and owners were invited to reach out to Melissa Smith if they are interested in working on the new project which will be added as a new item (Closed)
 - B. Dock Repairs- All dock repairs from Hurricane Sally have been completed. (Closed)
 - C. Kayak Rack – Clay Smith, Jonathan Kolbas, and Ryle Webb volunteered to build a new Kayak rack further upland on the swell just past the end of the paver walkway to get it out of the low-lying area. (Open)
 - D. Driveway leak repairs – The most recent leak repair was completed and a new item was added for consideration at the last meeting. (Closed)
 - E. Clubhouse termite infestation/beam and damage repairs. There was discussion around the need for clarity on the status of the repair. Melissa Smith will schedule a call with Rusty’s Pest Control and the LaMar West board to gain a clear understanding of the current status, whether insurance is paying, timeline for completion, etc. Following the meeting, Melissa Smith reviewed previous minutes and the following was noted– “It was reported that Rusty’s Pest Control’s insurance policy will cover repairs due to structural damage in the clubhouse due to termite infestation and Rusty will coordinate with a contractor to make repairs. LaMar West will be responsible for the \$1,000.00 deductible.” The board will confirm this during the call. (Open)
 - F. Entrance Sign – It was reported that Dennis Meeks and Clay Smith secured the leaning post using Quikrete. (Closed)
 - G. Roof Replacement & Shingles/Color Standard – It was reported that the shingle color and style were approved at the July meeting and that roof replacement will be tabled for the time being. The board will meet to discuss the replacement process (all units in a building to be completed at the same time, etc.) (Open)
 - H. Stormwater Drains – It was reported that a stormwater drain line situated on the south-eastern portion of the common area is not draining properly and Clint Gossner investigated and found the pipe had collapsed. It was agreed to repair the existing drain and Clint Gossner volunteered to coordinate the repair/replacing the collapsed line. (Open)
 - I. Fish Cleaning Station – there was further discussion regarding the placement of the fish cleaning station and a group agreed to meet at the dock after the meeting to determine the best location. It was agreed that the station (or some version of it) will be placed beyond the locked portion of the dock in the owner’s section. (Open)
 - J. Community Pool – It was reported there has been an ongoing leak in the pool assumed to be in the plumbing lines of the skimmer or pump filter. Jonathan Kolbas and Ryle Webb volunteered to locate a company that can detect the leak and determine scope of repairs needed. (Open)



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IV. New Business:

- A. Special Assessment for water line replacement/repaving – The board presented an overview of the project including:
- The history of the water supply line leak issue going back to 2014
 - Bid update and continued difficulties obtaining realistic bids without project approval and funding on hand to begin work
 - Projected costs ranging from ~\$199K - ~\$374K
 - Estimated timeline from start to finish: (6 weeks)
 - Payment options

Discussion ensued and the membership voted to levy a special assessment of \$201,500.00 to be used exclusively for special assessment projects including the water line replacement/repaving project with all monies kept in a separate bank account (savings). Any funds not expended for the water line/repaving project will remain as a reserve for future capital/special assessment projects (i.e. pool replaster). **Each unit is therefore assessed \$6,500.00 with the first installment of \$3,250.00 due by February 28, 2022. The balance, in the amount of \$3,250.00, shall be due within 15 days of work commencing and the board will provide as much notice as possible to owners of the expected start date** with the goal of starting the project this spring. The timeline from start to finish is estimated to take approximately six (6) weeks and will begin at one end of the complex and continue until all water lines have been replaced and surfaces repaved. *The board requests that any unit owner able to pay in full immediately, please do so to avoid any financial hardships for the association.* Be sure to specify the amount to be applied to the special assessment when submitting payments. We expect this project to cause parking disruptions and ask that all owners demonstrate patience during the project.

- B. Financial Update -2021 Financials were distributed and a 2022 budget will be finalized and circulated incorporating the special assessment.
- C. Election of Officers – A nomination was made, seconded and unanimously approved electing Ryle Webb as president, followed by the election of Jonathan Kolbas and Michael Jackson as first and second vice presidents, respectively. The following individuals volunteered to serve on the Architectural Committee alongside Althea Meeks and Jim Barks: Toka Jackson, Linda Mellown, and Nadelka Crawford.
- D. Issues from the floor
- i. Picnic table installation on the common area of the dock (swim platform) There was discussion surrounding whether to replace the picnic table lost during Hurricane Sally which was approved and discussion followed to determine how to prevent the table from damaging the ThruFlow deck material. A decision was made to use a smaller wooden picnic table placed on wooden planks (above the surface of the dock) to better distribute the weight of the table across the surface of the dock. Jonathan Kolbas and Ryle Webb volunteered to lead the project. (Open)

There be no further business, the meeting was adjourned.

LaMar West THA, Board of Directors

Ryle Webb, President, boardpresident@lamarwesthoa.com

Jonathan Kolbas & Michael Jackson, Vice Presidents, vicepresident@lamarwesthoa.com

Abbe Noah & Clint Gossner, Co-Treasurers, treasurer@lamarwesthoa.com

Melissa Smith, Secretary, boardsecretary@lamarwesthoa.com

LAMAR WEST TOWNHOME ASSOCIATION

Expense

1 January 2021 - 31 December 2021

| <u>CATEGORY</u> | | Budget 1/1/2021 | ACTUAL EXPENSE 12/31/2021 |
|-------------------------------|-------------------------------|-----------------------------------|------------------------------|
| ACCOUNTING: | | | |
| 203' | A) SAVINGS TRANSFER | \$0.00 | \$0.00 |
| 212' | B) LEGAL (FEES/LIENS) | \$1,000.00 | \$3,453.00 |
| 204' | C) CPA FEES | \$0.00 | \$0.00 |
| | SUB TOTALS: | <u>\$1,000.00</u> | <u>\$3,453.00</u> |
| UTILITIES: | | | |
| 205' | A) ELECTRIC | \$4,000.00 | \$3,790.87 |
| 208' | B) WASTE MANAGEMENT | \$5,000.00 | \$6,740.17 |
| 206' | C) WATER AND SEWER SERVICE | \$1,500.00 | \$1,506.57 |
| | SUB TOTALS: | <u>\$10,500.00</u> | <u>\$12,037.61</u> |
| 215' | PROPERTY INSURANCE | \$3,000.00 | \$2,854.00 |
| | SUB TOTALS: | <u>\$3,000.00</u> | <u>\$2,854.00</u> |
| MAINTENANCE: | | | |
| 202/2021' | A) LAWN SALARY AND SUPPLIES | \$12,000.00 | \$10,000.00 |
| 207/2071' | B) POOL SERVICE AND SUPPLIES | \$3,500.00 | \$3,961.76 |
| 201/2011' | C) CONTRACT LABOR* | \$60,000.00 | \$67,695.43 |
| 213' | D) LANSCAPING | \$2,000.00 | \$875.00 |
| 214' | E) PEST/WEE CONTROL | \$2,400.00 | \$2,400.00 |
| 217' | F) MAINT SALARY AND SUPPLIES | \$1,000.00 | \$1,953.30 |
| 219' | G) TERMITE SERVICE | \$3,800.00 | \$3,800.00 |
| | SUB TOTALS: | <u>\$84,700.00</u> | <u>\$90,685.49</u> |
| OFFICE/ADMINISTRATION: | | | |
| 209' | A) GENERAL SUPPLIES, ETC. | \$150.00 | \$103.91 |
| 211' | B) ADMINISTRATIVE EXPENSES | \$400.00 | \$300.00 |
| 214' | C) BANK SERVICE CHARGES | \$0.00 | \$14.95 |
| | SUB TOTALS: | <u>\$550.00</u> | <u>\$418.86</u> |
| PERMITS AND FEES: | | | |
| 216' | A) POOL AND PIER CERTIFICATES | \$250.00 | \$248.00 |
| 216' | B) FIRE AND SAFETY EQUIPMENT | \$100.00 | \$0.00 |
| 216' | C) CORPORATE FILING | \$70.00 | \$61.25 |
| | SUB TOTALS: | <u>\$420.00</u> | <u>\$309.25</u> |
| | Dep tax | | <u>\$4,722.50</u> |
| | *CONTRACT LABOR | <u>\$100,170.00</u> | <u>\$114,480.71</u> |
| What's Up Dock | \$50,498.00 | Final dock payment | |
| AAA | \$1,598.00 | Road Leak Repair | |
| AAA | \$1,388.00 | Road Leak Repair | |
| Kahl Kreations | \$272.85 | Dock Gate Panel | |
| Selectricity | \$700.00 | Dock Lights 1/2 | |
| AAA | \$1,975.00 | Road Leak Repair | |
| Selectricity | \$778.08 | Dock Lights 2/2 | |
| AAA | \$2,250.00 | Road Leak Repair | |
| AAA | \$6,188.00 | Road Leak Repair | |
| Breaux Brothers | \$475.00 | Piling Install | |
| AAA | \$1,250.00 | Road Leak Repair | |
| Marathon Electric | \$322.50 | | |
| Total #201 | <u>\$67,695.43</u> | | |
| | | 1/1/2021 | 12/31/2021 |
| | | Saving | \$16,718.28 |
| | | Checking | \$57,491.19 |
| | | YTD Total Deposits/Credits | \$85,158.88 |