



LAMAR WEST TOWNHOMES ASSOCIATION

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

January 30 2021 Minutes

- I. **CALL TO ORDER** - The January 30, 2021 semi-annual meeting of the LaMar West Townhomes Association was called to order at 9:00am at clubhouse pool side by Norm Long, President.

- II. **DETERMINATION OF QUORUM** - (1/3 of the total votes present in person or by proxy shall constitute a quorum): A quorum was established with twenty (20) homeowners represented (p) indicates proxy:

Jonathan Kolbas (102) (p); Clint Gossner (103); Linda Mellown (104); Dennis Meeks, (105) (p); Mike Buneta, (106); Gay Webb (202); Abbe Noah, (301, 303); John Tucker (305) (p); Hannah Henrichs (401) (p); Dorian Aronson, (402) (p); Jim Barks (403) (p); Norm Long (405); Melissa & Clay Smith, (501, 503); Jackie DeSouza (502) (p); Elvira Burzic (504) (p); Stephanie & Brian Mitchell, (505); Olin Enzor for Petra McKivison, (601); Bernardo Mota (604) (p)

- III. **OLD BUSINESS:**
 - A. Covenant Revitalization – It was reported that a draft has been circulated to the committee and a review meeting will be scheduled prior to selecting an attorney. (Open)
 - B. Security Cameras – It was reported that all cameras have been deployed, one set stopped working and is being checked, and two dumpsters currently have good access. Bamboo near dumpster between buildings 4-5 needs to be trimmed and once done, a camera will be placed closer to that dumpster. (Closed)
 - C. Dock Repair – It was reported that the dock work is nearly done although we still need bolts for ladders and the swim platform. There was much discussion about the progress and quality of work related to the electric repairs and placement/stability of the electric panels and it was noted that the conduit has loops below the dock that should not be there. It was also reported that the dock lights bid was requested this week. Water supply lines – it was reported that Mike Buneta, Clint Gossner, and Jim Barks ran the main trunk and the finger pier connectors still need to be completed. It was agreed that a cut-off valve will be installed on land (likely in a meter-type, buried box) (Open)
 - D. Dock Gate lock issues and gate remaining open – this item was changed to adding a new lock and a new wing on the west side of the gate which was damaged during Hurricane Sally. (Open)
 - E. Kayak Rack – It was reported that lumber has been set aside for this project. (Open)
 - F. Lawn care – It was noted that the lawn care company is supposed to be edging and blowing off the patio areas. Norm Long will address with the company. (Open)
 - G. Weeds on waterfront side – It was reported that dollar weeds are abundant on the waterfront lawn and the question was posed as to whether aerating needs to be performed. Norm will have Rusty's treat the weeds when the weather is warmer and will also apply contractor grade seed. Mike Buneta agreed to assist with aerating. (Open)
 - H. Driveway leak repair – It was reported that the leaks have been repaired but the holes have not yet been filled. Will try crush & run and a bag of asphalt. There was discussion of obtaining quotes for replacing the fresh water lines and Melissa Smith volunteered to reach out to owner Charles McDonald and other companies to obtain quotes. (Open)
 - I. A new pet violation was reported (tenant owned pet). It was reported that this had been resolved. (Closed)
 - J. Dumpster overfill – It was agreed that the dumpster between buildings 5-6 would be replaced with a 6yd dumpster and that signs will be posted at each dumpster to deter overfilling and dumping of furniture/mattresses, etc.
 - K. Tennis Court conversion – It was noted that the association is required to maintain all common areas and Norm Long agreed to contact the lawn care company to clean up the tennis courts weeding and removing the trees/vines growing in the fence. In the event that this is not covered in our landscape agreement, a community-wide clean up day will be scheduled. (Open)



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IV. New Business:

- A. Financial Update – Financials were reviewed and a request was made to include dues collected and outstanding on the financials. Some modifications to the budget were suggested and approved during the meeting and a revised/approved budget is included with the minutes.
- B. Election of Officers – Clint Gossner was nominated for the position of treasurer due to the previous resignation of Abbe Noah. Abbe expressed interest in keeping the position and Clint Gossner and Abbe Noah were elected to serve as co-treasurers.
- C. Issues from the floor
 1. Several needed common area repairs were discussed including those below and it was proposed that a priority list be kept going forward.
 - i. Clubhouse beam repair/replace due rot of ant damage
 - ii. Dumpster fence repair between buildings 3-4
 - iii. Tennis court as referenced above
 - iv. Entrance sign
 - v. New lock for the dock gate
 - vi. It was suggested that a flag pole with lights be installed at the southern end of the dock and it was agreed to add this to the wish list for the community.
 2. The 2021 Termite Inspection has been scheduled for Wednesday, March 17, 2021 and all units will require interior and exterior inspection.
 3. There was discussion about whether to remove the tenant pet restriction from the covenants during the re-vitalization project and the board requests feedback from owners on whether they wish to keep this restriction in place or remove it.
 4. The issue of boats being tied to the dock pilings/decking was surfaced and there was much discussion regarding the best way to protect the new dock from damage caused from boats being tied to the dock structure. It was noted that, because we are so near the channel and we are not in a no-wake zone, boats secured to the dock are subjected to heavy surge which affects any dock piling the boat is moored. A vote was held and passed to no longer allow boats to be moored to the dock structure. The Joint Use Agreement, which is the primary governing document related to dock usage, will be revised to restrict long-term mooring to the dock structure. **Any slip owner not using a lift for their boat and who plans to have a boat moored in their slip on a regular, ongoing basis, must install (at their expense) pilings independent from the dock to be used to moor their boat. In the event of a lift failure or independent mooring piling failure, an owner may be moored to the dock for no more than seven days and the owner remains responsible for any damage done to the dock as a result of the mooring.** Mooring to the dock structure is to be used on an emergency basis only and, in the event a boat requires to be moored in an emergency for longer than seven days, the boat must be removed. The association will provide cleats at the swim platform to be used for temporary mooring. The board reserves the right to rescind the emergency mooring privilege for any owner abusing the emergency mooring and may require the owner to remove or cause the removal of any boat moored to the dock structure for longer than seven days.
 5. Dock Party – It was suggested and agreed to hold a start of the season dock party on the first Saturday in May with everyone bringing a dish and their preferred beverages. More details to come. We look forward to a fabulous summer.



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There be no further business, the meeting was adjourned.

LaMar West THA, Board of Directors

Norm Long, President, boardpresident@lamarwesthoa.com

Olin Enzor, Vice President, 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 2020 - 31 December 2020

<u>CATEGORY</u>		Budget 1/1/2020	ACTUAL EXPENSE 12/31/2020	Budget 1/1/2021
ACCOUNTING:				
203'	A) SAVINGS TRANSFER	\$0.00	\$0.00	\$0.00
212'	B) LEGAL (FEES/LIENS)	\$1,000.00	\$0.00	\$4,000.00
204'	C) CPA FEES	\$100.00	\$0.00	\$0.00
	SUB TOTALS:	<u>\$1,100.00</u>	<u>\$0.00</u>	<u>\$4,000.00</u>
UTILITIES:				
205'	A) ELECTRIC	\$4,500.00	\$3,360.00	\$4,000.00
208'	B) WASTE MANAGEMENT	\$4,300.00	\$5,363.00	\$5,000.00
206'	C) WATER AND SEWER SERVICE	\$2,000.00	\$1,123.00	\$1,500.00
	SUB TOTALS:	<u>\$10,800.00</u>	<u>\$9,846.00</u>	<u>\$10,500.00</u>
215'	PROPERTY INSURANCE	\$3,000.00	\$2,718.00	\$3,000.00
	SUB TOTALS:	<u>\$3,000.00</u>	<u>\$2,718.00</u>	<u>\$3,000.00</u>
MAINTENANCE:				
202/2021'	A) LAWN SALARY AND SUPPLIES	\$14,500.00	\$12,000.00	\$12,000.00
207/2071'	B) POOL SERVICE AND SUPPLIES	\$4,000.00	\$3,258.00	\$3,500.00
201/2011'	C) CONTRACT LABOR*	\$18,000.00	\$69,307.00	\$70,000.00
213'	D) LANSCAPING	\$3,500.00	\$3,346.00	\$2,000.00
214'	E) PEST/WEEI CONTROL	\$2,500.00	\$2,400.00	\$2,400.00
217'	F) MAINT SALARY AND SUPPLIES	\$2,000.00	\$2,093.00	\$1,000.00
219'	G) TERMITE SERVICE	\$3,800.00	\$3,800.00	\$3,800.00
	SUB TOTALS:	<u>\$48,300.00</u>	<u>\$96,204.00</u>	<u>\$94,700.00</u>
OFFICE/ADMINISTRATION:				
209'	A) GENERAL SUPPLIES, ETC.	\$150.00	\$185.00	\$150.00
211'	B) ADMINISTRATIVE EXPENSES	\$400.00	\$325.00	\$400.00
214'	C) BANK SERVICE CHARGES	\$0.00	\$0.00	\$0.00
	SUB TOTALS:	<u>\$550.00</u>	<u>\$510.00</u>	<u>\$550.00</u>
PERMITS AND FEES:				
216'	A) POOL AND PIER CERTIFICATES	\$275.00	\$244.00	\$250.00
216'	B) FIRE AND SAFETY EQUIPMENT	\$150.00	\$0.00	\$100.00
216'	C) CORPORATE FILING	\$70.00	\$61.00	\$70.00
	SUB TOTALS:	<u>\$495.00</u>	<u>\$305.00</u>	<u>\$420.00</u>
*CONTRACT LABOR				
aqua pool	\$161.00	pool		
	\$49.00	pool		
	In #207 total	<u>\$210.00</u>		
A-Z	\$150.00	dock lock		
AAA-1	\$7,630.00	6 water leaks		
Weber	\$5,791.00	dock work		
A-Z	\$205.00	dock lock		
Irrigation	\$85.00	qtr. Insp.		
Weber	\$50,238.00	dock repair		
Selectricity	<u>\$ 5,208.00</u>	dock elec.		
Total	In #201 total	<u>\$ 69,307.00</u>		
		1/1/2020	12/31/2020	
	Saving	\$16,714.00	\$16,718.00	
	Checking	\$25,737.00	\$57,491.00	
	Deposits/Credits	Dec	Jan - Dec	
		20	\$ 142,003.00	
		\$48,765.00		

Note: Numbers rounded to nearest dollar amount