



LAMAR WEST TOWNHOMES ASSOCIATION

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

July 24, 2021 Minutes

- I. **CALL TO ORDER** - The July 24, 2021 semi-annual meeting of the LaMar West Townhomes Association was called to order at 9:00am at the 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-three (23) homeowners represented listed below; (p) indicates proxy:

Michael Jackson (101); Jonathan Kolbas (102) (p); Clint Gossner (103); W. E. Mellown (104) (p); Dennis & Altheia Meeks, (105); Mike Buneta, (106); Ryle & Gay Webb (202); Jim Barks (205, 403) (p); Abbe Noah, (301, 303); Terry Hatley (305) (p); Aaron Henrichs (401) (p); Dorian Aronson, (402) (p); Norm Long (405); Melissa & Clay Smith, (501); Jackie DeSouza (502) (p); Mark Soles (503); Elvira Burzic (504) (p); Olin Enzor (p) for Petra McKivison, (601) (p); Robin Wage (603); Alexander Johnston (604) (p); Yan Yan (615) (p)

- III. **OLD BUSINESS:**
 - A. Covenant Revitalization – It was reported that an attorney has been selected (Jay Butler) to complete the revitalization submission process on behalf of LaMar West. The attorney strongly recommended submitting the existing covenants with no changes as that is the most effective way to ensure the revitalization is approved. A copy of the revitalization committee letter along with the owner written consent to approve revitalization of the LaMar West covenants was shared with the owners present at the meeting. Subsequent to the meeting, the complete revitalization package was emailed to all owners including the revitalization committee letter, copies of the original covenants, covenant amendment, plats, bylaws, articles of incorporation and the written consent to approve revitalization. A simple majority of signed written consent must be collected and submitted within 90 days of October 24th (date of first written consent received) to be eligible for revitalization. We then have 60 days to submit the revitalization package. (Open)
 - B. Dock Repairs- All dock repairs from Hurricane Sally have been completed except for rust proofing the electric boxes. (Open)
 - C. Dock Gate lock issues and gate remaining open. The lock has been installed and no further issues have been noted. Owners were reminded to fully close the gate each time they use it. (Closed)
 - D. Kayak Rack – This item remains open (Open)
 - E. Lawncare – It was reported that the stump behind 300 building and the dead tree behind the 400 building including stump removal has been scheduled with the lawncare company. Owners were generally satisfied with the lawn care service (Closed)
 - F. Weeds on waterfront side - It was reported that dollar weeds have been reduced and it was noted that one more spraying needs to be completed in the fall. (Closed)
 - G. Driveway leak repairs – Fresh water line replacement quotes - Melissa Smith reached out to a company out of Fort Walton to obtain a quote for water line replacement. Jim Barks & Mike Buneta volunteered to dig out one of the water main shutoff/connections and take photos to provide visibility to the company providing a quote. It was agreed to add a special assessment item to the next association meeting regarding water line replacement and asphalt paving the roadways between the buildings. Jim Barks and Melissa Smith will work together to have the blueprint plans scanned into a digital format (including sewage plans) to preserve the information. (Open)
 - H. Dumpster overfill – It was reported that larger dumpsters were installed at the two remaining locations and we now have three 6-yard dumpsters. It was noted that the waste management company needs to be reminded to place the dumpsters fully in the dumpster spot. Olin to provide photos if this occurs again. (Closed)
 - I. Tennis court conversion – The tennis courts were cleaned up and the fence was straightened by Clint Gossner, Dennis Meeks, and Clay Smith including removing the Pampas grass on the south end of the tennis court. Norm Long and the lawn crew cleaned up the palms and vines growing in the fence. It was reported that the tennis court is getting some use and there was no further discussion of converting the courts. (Closed)
 - J. Common Area repairs
 - i. Clubhouse beam repair/replace due to rot or ant damage (see Item “B” under new business below)



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- ii. Entrance sign – The entrance sign is leaning again with the 2x4 removed. Clay Smith & Dennis Meeks will secure the sign with Kwik rete. (Open)
- iii. New lock for the dock gate – completed (Closed)

IV. New Business:

- A. Financial Update
- B. Termite infestation in clubhouse & discussion of changing method of prevention – It was reported that Rusty's Pest Control's insurance policy will cover repairs due to structure 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. Mike Buneta had requested that Bryan's Pest Control provide a quote to handle termite prevention for the complex using Sentricon bait traps instead of liquid. There was discussion on whether to switch the method and/or termite prevention company but no change was made. (Open)
- C. Roof replacement buildings 200 -600 – It was noted that the roofs on buildings 200 - 600 were added in 2005 and will likely need to be replaced sometime in the next two years. (see item iii under Issues from the floor regarding approved roof color.) (Closed)
- D. Issues from the floor
 - i. Underground storm water drains – there was some discussion on whether the underground drains are not draining. It was noted that the repaving should be able to alleviate the drain adjacent to the dumpster between 100 and 200 buildings as the pavement has dropped making the natural run-off lower than the drain opening. (Open)
 - ii. Dock access beyond the locked gate – It was noted that the most recent Florida submerged land lease renewal included the following item regarding access to the wet slip areas of the dock (beyond the locked gate) Item 29. Special Lease Conditions, "F": "Use of the wet slips shall be restricted to persons who have a real property interest in a dwelling unit in LaMar West Townhomes." A copy of the full lease is available on the LaMar West website under documents available for download (see page six for the specific language referenced above). Following discussion, a vote was held and passed prohibiting short term rental guests from accessing the gated portion of the dock. (Closed)
 - iii. Fish Cleaning Station - A vote was held and passed authorizing the installation of a fish cleaning station on the southeast portion of the community swim platform. (Open)
 - iv. Roof replacement color for buildings 200 – 600. A vote was held and passed to adopt the roof color used on building 100 as the official roof color for roof replacement for buildings 200- 600 when those roofs get replaced. The color will be added to the community website. (Closed)
 - v. Community Pool – Owners were notified of a new state law prohibiting drinks within a 4-foot, wet area, perimeter of the pool – the only exclusion is commercially packaged plastic water bottles are allowed. There was also discussion on the general condition of the pool including discussion on current service (not showing up twice per week, failing inspections, etc.), whether spots in the bottom of the pool were algae or rust stains. Etc., and it appears that the stains are rust stains. There was also discussion on replacing the filter grids (last replaced in 2017) and a need to replace the jet covers noted as missing in recent pool inspection. (Open)

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 2021 - 24 July 2021

<u>CATEGORY</u>		Budget 1/1/2021	ACTUAL EXPENSE 7/20/2021
ACCOUNTING:			
203'	A) SAVINGS TRANSFER	\$0.00	\$0.00
212'	B) LEGAL (FEES/LIENS)	\$1,000.00	\$100.00
204'	C) CPA FEES	\$0.00	\$0.00
	SUB TOTALS:	<u>\$1,000.00</u>	<u>\$100.00</u>
UTILITIES:			
205'	<u>A) ELECTRIC</u>	\$4,000.00	\$1,819.10
208'	<u>B) WASTE MANAGEMENT</u>	\$5,000.00	\$4,441.34
206'	<u>C) WATER AND SEWER SERVICE</u>	\$1,500.00	\$671.17
	SUB TOTALS:	<u>\$10,500.00</u>	<u>\$6,931.61</u>
215'	<u>PROPERTY INSURANCE</u>	\$3,000.00	\$2,854.00
	SUB TOTALS:	<u>\$3,000.00</u>	<u>\$2,854.00</u>
MAINTENANCE:			
202/2021'	<u>A) LAWN SALARY AND SUPPLIES</u>	\$12,000.00	\$7,000.00
207/2071'	<u>B) POOL SERVICE AND SUPPLIES</u>	\$3,500.00	\$1,950.67
201/2011'	<u>C) CONTRACT LABOR*</u>	\$60,000.00	\$59,459.93
213'	D) LANSCAPING	\$2,000.00	\$0.00
214'	<u>E) PEST/W/ CONTROL</u>	\$2,400.00	\$1,400.00
217'	F) MAINT SALARY AND SUPPLIES	\$1,000.00	\$987.20
219'	<u>G) TERMITE SERVICE</u>	\$3,800.00	\$0.00
	SUB TOTALS:	<u>\$84,700.00</u>	<u>\$70,797.80</u>
OFFICE/ADMINISTRATION:			
209'	A) GENERAL SUPPLIES, ETC.	\$150.00	\$103.91
211'	<u>B) ADMINISTRATIVE EXPENSES</u>	\$400.00	\$0.00
214'	C) BANK SERVICE CHARGES	\$0.00	\$0.00
	SUB TOTALS:	<u>\$550.00</u>	<u>\$103.91</u>
PERMITS AND FEES:			
216'	<u>A) POOL AND PIER CERTIFICATES</u>	\$250.00	\$248.00
216'	B) FIRE AND SAFETY EQUIPMENT	\$100.00	\$0.00
216'	<u>C) CORPORATE FILING</u>	\$70.00	\$61.25
	SUB TOTALS:	<u>\$420.00</u>	<u>\$309.25</u>
	Dep tax		\$766.80
	TOTAL:	<u>\$100,170.00</u>	<u>\$81,863.37</u>
*CONTRACT LABOR			
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	
Total #201	<u>\$59,459.93</u>		
		1/1/2021	7/24/2021
	Saving	\$16,718.28	\$16,718.54
	Checking	\$57,491.19	\$38,532.70
	YTD Total Deposits/Credits		\$62,904.88
	#Units Current/Ahead		31
	#Units Behind		0
	Money Collected Ahead		\$10,005