

**Secretary's Board Meeting Highlights**  
**October 20, 2022**

**CALL TO ORDER**

Steve Makris, Association President, called the meeting to order at 6:34 PM and provided a brief review of the agenda topics to be covered. Board Members present: Steve Makris, Dan Perez, Dawn Jacobs David Greaves, Bob Koch, and Sylvia Catanzarite. Vice President Milton Jacobs was absent. Property Manager, Robert Ireton Hewitt was in attendance.

**MINUTES:**

**A motion to approve the September board meeting minutes as reported was made by David Greaves, seconded by Sylvia Catanzarite. The motion was unanimously approved.**

**Presidents Report:** The President provided a brief review of the meeting agenda explaining that the two main subjects to be covered were the preliminary review of the proposed 2023 operating budget, and a review of the status of the Street Light Project. The President also reminded everyone that the first mailing of the Annual Meeting had been sent out, including the board candidate application form.

**TREASURERS REPORT:** The Treasurer provided an overview of the year to date and prior month's financial performance, noting those areas which were slightly over or under plan. In general, the association is tracking close to plan.

**MANAGERS REPORT:** The property manager advised the board that there was one remaining open violation involving a dead palm tree. Four ARB property project requests have been received and approved and that an RFQ for an annual community landscaping contract was prepared and is ready to be sent out. A decision was made to delay sending out the RFQ until further notice.

**INITIAL 2023 ASSOCIATION BUDGET REVIEW:** Treasurer Dawn Jacobs provided an in depth review of the proposed Operating Budget for 2023. The review contained an explanation of each of the income and expense line items in the proposed budget, noting the rationale and risks associated for any recommended changes. At the conclusion of the presentation, it was decided that certain line items will be further reviewed and that the customary second final review and decision will be made at the November 17<sup>th</sup> Board meeting.

**Street Light Status:** David Greaves reported the near-term need for sending out an informational bulletin to the membership explaining the comparative details of the FPL Lease and Independent Contractor Purchase Option being considered. He also suggested that a new Infrastructure Reserve Study be initiated. David agreed to prepare an informational bulletin, comparing the FPL Lease option and the Independent Contractor purchase option, to be mailed to the members following a review by the Board. The presentation concluded with a Board decision in favor of using the Annual Meeting to conduct its final review of the two proposals and decide which one to choose.

**Dawn Jacobs made a motion to adjourn the meeting at 9:15 PM, seconded by Dan Perez and unanimously approved.**

**Respectfully submitted,  
Dan Perez Recording Secretary**

