

# MONTHLY MEETING 9/9/25

1. Call to order at 7:04 p.m.
2. Roll: President Michael O'Sullivan, Vice President Sylvain Cote, Secretary Ed Visconti, Treasurer Rose Bruce, Board Members Daniel Brousseau, Karen Gray, Chris Montalbano were present. Board Members Bob Fournier and Mark Rousseau were absent.
3. A motion was made by Karen to accept the minutes of the August meeting, seconded by Chris. Motion carried.
4. President's Report:
  - a. We have passed our fire inspection on all four buildings. Scorpion had to do some repairs to make this happen.
  - b. GRC is still not doing a great job. We have again checked with two other landscaping companies, and the quotes we got were quite a bit more and too expensive. We will be looking into moving some more money into the landscaping line-item next year and try to find a vendor that can start to get the property back to what it needs to look like. In the meantime, we would like to thank Louise, Rose, and Jim from Building 1, who have volunteered their time and labor to help make our home look better.
  - c. Unit 1-108, which is owned by the association, had its very old air conditioner replaced.
  - d. Since the rain shutters are part of the limited common area, they may NOT be taken down without approval of the board. Rain is getting into the lanais and causing structural problems.
  - e. Unique A/C Repair has fixed the air in the lobby of Building 1.
  - f. The light sensor for Building 1 has been fixed, and the lights are coming on and off at the appropriate time. Building 2's sensor has also been adjusted.
  - g. The new trash doors need to remain closed to prevent rodents and pests from entering the dumpster room. If you see them open, please close them.
  - h. Termites are still a problem. We will be trying to get this fixed. We will be adding a line item in next year's budget to have access to monies needed to fix this problem before it becomes a major structural issue.
  - i. We will be ratifying the paint project tonight. Our attorney is finalizing the wording in the contract and getting some items changed.

- j. The emergency tower entrance at the gate is up and operational.
  - k. The chemical feeder system for the pool that was required by the city has been put in place and is operational.
  - l. The bulk pickup problem that we have faced for the last two months has hopefully been resolved. We have informed the driver that there are two piles of trash that need to be picked up.
  - m. Resident air conditioners continue to give us some problems clogging up the mainline hoses. We encourage ALL residents to take some responsibility for keeping the lines free and clear. There are tabs available for a very reasonable cost that will keep these lines clear and stop you from being without air conditioning for an extended amount of time. Vinegar or bleach poured into the line and flushed with hot water is a quick and easy way to keep these lines clean and open. We continually try to maintain these lines by sucking out any blockage, but our maintenance man cannot clear the lines on all four floors with just a shop vac machine.
  - n. A motion to accept the President's report was made by Ed, seconded by Rose, and passed.
5. Vice President's Report:
- a. Sylvain reported that as of just a couple of years ago, we had over 30 delinquent accounts, and now we are down to only two in receivership and a couple in payment plans that are staying current.
  - b. He stressed that the painting project will not only involve painting but also waterproofing and fixing structural damage.
  - c. Motion to accept the VP report was made by Chris, seconded by Karen, and passed.
6. Treasurer's Report:
- a. In our operating account, we have \$99,000. In our special assessment account #2, we have \$160,000, and in our original special assessment account, we have \$75,000 left. We still have an unknown exact amount due to Mr Electric from this account. We have been trying to get an answer from Ken about the owed amount. As close as we can tell, it's about \$25,000. This will leave us with a surplus that will need to be discussed as far as what to do with it. Does it make sense to return it to the residents, approximately \$215 each, or take a vote and keep it for a major expense that may come up so we will not have to assess the residents again?
  - b. There is \$568,000 left on the original roof loan taken out several years ago.
  - c. Delinquencies have come down drastically from 34 to only six. In August, the past due collected was \$13,000.

- d. In August, we deposited \$187,000, and our expenses were \$158,000, which included \$1,200 for the new dumpster room doors. Plumbing is still a constant struggle, along with the elevators and, more recently, termites.
  - e. A motion to accept the Treasurer's report was made by Ed and seconded by Karen. Motion passed.
7. Social Committee Report:
- a. There was nothing to report.
8. Ratify air conditioner replacement in Unit 1-108. We chose Pride Company from the two quotes we received, and the A/C was replaced at a cost of \$5,600.
- a. A motion was made by Mike and seconded by Ed. Motion passed.
9. Ratify termite contract for both drywood and subterranean termites. The drywood cost was \$8,500 and was done in all four buildings. The renewal cost for next year is \$800. The subterranean cost was \$6,495, with a renewal cost next year of \$495.
- a. A motion was made by Mike and seconded by Rose. Motion carried. Daniel had a question about adding a general fund for structural repairs. Mike has been discussing this with Rachael. In our documents, it mentions pests but not what they are (bees, termites, roaches, ants, etc.). We need to state what we are treating for. We can put this into rules and regulations. A motion was amended and made by Chris and seconded by Sylvain. Motion carried.
10. Ratification of Venetto as our painting vendor for paint, roof, and stucco repairs and waterproofing the building as needed. The quote came in at \$272,340 and will be paid from our reserve funding account. Rachel is looking at the wording of the contract, and there may be some back and forth on this before finalizing a starting date. This project may take up to six months to complete for all the buildings. They will go to every unit and inspect for structural problems at a cost of \$100 per unit. If entrance is not granted by a resident, we will not be charged the \$100 fee, but they will provide the paint at no charge for anyone wanting to paint their own lanais.
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- Motion made by Ed and seconded by Sylvain. Motion carried.
11. Surplus from Assessment #1:

- We are not sure of the exact amount but are trying to be transparent about it. This agenda item was tabled until we can be sure of our options.

#### 12. Legal Updates:

- Rachel has resolved a majority of the delinquencies, and we are now down to six:
  - 1) We collected \$13,799 from one unit.
  - 2) Units 2 and 3 are in payment plans that have gone smoothly so far, with collections of \$1,000+ while staying current this past month.
  - 3) Unit 4 is in a payment plan with a down payment of \$1,352 and a \$500 extra payment while staying current.
  - 4) Unit 5 is up for foreclosure auction on 9/18.
  - 5) Unit 6 is up for foreclosure auction on 10/15.

#### 13. Audit/Taxes:

- The audit is delinquent, and we have been discussing this with Albert and Phoenix. Taxes are due on 10/15. Hopefully, it will be completed by the deadline and filed with the return. We are not sure if there are any penalties.

#### 14. Golf Progression:

- The developer has requested to meet with us in a board meeting. We would prefer to wait, as he is only looking for votes at this point. Victorville is just looking to develop the property, with 1,400 housing units if a course is not accepted by 2031 and 880 housing units if it does pass. We will be looking to set up a Google Meet or schedule a time before our next monthly meeting in October.

#### 15. Open Forum:

- Janice asked that the meeting minutes from May be changed, as an incorrect unit was listed as being put into foreclosure. This was taken care of immediately after the meeting was adjourned. She also asked about choosing the colors and was informed that it had already been done.

A motion to adjourn was made by Ed, seconded by Karen, and the motion carried. The meeting was adjourned at 8:15 p.m.