

CYPRESS CHASE CONDOMINIUM CONDO "D" INC.

Board of Directors Meeting

Thursday, June 2, 2022 in the Clubhouse

MINUTES

The Meeting was called to order at 7.09 pm.

Elected Board Members Present at Roll Call: Martha Adams, Monica Chin, Asta "Bob" Jengelly, Laseymore Seymour, (Christine Forbes, Forbes Rafuse on ZOOM); Felice Mula was absent.

Proof of Notice of Meeting had been posted.

Reading of Minutes for March 1, 2022 to April 14, 2022 were tabled for waiving by Ms. Adams and seconded by Bob Jengelly. Mr. Manyoki (the Secretary) entered the Zoom screen and agreed with Mrs. Adams that the minutes be waived.

Officers' Report

Report from the President (Forbes Rafuse):

- a. President reached out to Danzinger re- audit of accounts by outside agency, was not successful in getting it done up to time of meeting. Also contacted McGann who was trying to find an outside agency to do the audit, but got no response. Stated that he'll have to follow up.
- b. A number of units have been impacted by water, which is costing the Association quite a sum of money to clean up and put back in working order.
- c. Non-insulation of pipes on top of roof causing disintegration of pipes which in turn causes water to be flowing down into units causing damage to inside walls of unit; this matter needs to be addressed in the near future.
- d. Budget for tree trimming falls 3x short of what the tree trimmers are asking. Need to be addressed because of approaching hurricane season.
- e. Reported that we are \$40,000 in the hole. As of end of April homeowners are owing \$60,000 in Special Assessment, the Board has to decide how it will manage the overspending.

Mrs. Adams mentioned the instituting of the new Florida State statutes re building inspections to be rolled out in near future which means more inspections, possibly the beginning of the new year. Therefore, we'll be spending more money. Each homeowner will receive a copy of the safety inspections.

Report from the Treasurer

- a. A number of residents have pointed out the need to address/complete needed tasks but funds are low.
- b. Total Income from Maintenance fees at end of April = \$78, 380.96. (Did not see income from Special Assessment). Balance in operable account = \$16,790.00 making a total of \$95, 171.39. Expenses equaled \$97,023.50, a difference of -\$1,852.11.
- c. We are operating on very limited funds; Precision has asked me not to write any more checks without prior consultation with them to make sure there is money to pay vendors.
- d. In-house bills include wall repairs, gate, electric panels, while Precision pays for water, FPL, legal fees, elevators, etc.
- e. Loan repayments – a bank statement from South State bank from which the former BOD gained a line of credit for \$200,000.00; as of May 9, 2022, the remaining balance is \$199,579.72, being paid in interest only at \$780.29 monthly and that the payment matures in September 2023 which gives us one year to pay up. We're trying to avoid a Special Assessment right now.

- f. Mention was made of a question asked of the previous BOD what was used as collateral for the Million - dollar loan, to which no answer was given. I saw it in writing that our units were used.
- g. Expressed gratitude to those who have paid, but ask that homeowners consider that no payment equals special assessment, therefore everyone is being asked to try and pay up what they are owing so that the financial burden can be lighter.

Report from the Vice- President:

- a. All matters of whatever the content will be brought to the notice of homeowners, if Board violates rules. Mention is made here of former procedures of the previous Board. A Money Order without a signature, that was handed to her, was shown to the residents. She declared this illegal. Also presented to her was a document representing seasonal rental for renters who are already in the unit but have not been screened or approved by the BOD. Realtors need to make an appointment through the BOD if they are coming on these grounds, they will not be allowed free course on our grounds nor on the roof.
- b. Mention of checks that are signed by Roy Winn and Christine Dietz (not members of the present BOD and asked for an answer). She asked that no one disrespects the others and if so, then they will "be called out" for all to know. Anything not looking right will be brought to the BOD's attention.
- c. Zone leaders have been chosen to work with Ms. Adams; they will remain anonymous as they seek to protect our community.
- d. Decals are only to be given to cars that are documented with the Association. Mention was made of a car that was seen parked on the grounds for two weeks – occupants, when confronted, did not belong here.
- e. Complaint from one resident about someone entering her apartment when she is away at work

New Business:

- 1. The last meeting we had some restructuring of our business by the BOD. Asked Christine Forbes to speak re- her position. She told the homeowners that she has resigned from the IT position, but will remain on the BOD as a director.
- 2. The president said he wanted to be a voice in the Association so he ran for the BOD in February, was elected but everything has been a roller coaster with disagreements and disrespect, and he finds that the BOD has not been working cohesively. He realized that it was difficult to handle matters from Canada, so he submitted his resignation on April 27, 2022. He recognized that Ms. Adams has been doing most of the work; resultantly, he wished her success and stepped down.
- 3. Motion was made by Bob Jengelly to elect Martha Adams as President and the rest of the Board voted unanimously for her.
- 4. Commendation was given from the floor about Ms. Adams' working, as seen by residents. Also there was a question about being on the BOD if you have no portfolio (re- Christine Forbes' resigning as IT Director).
- 5. Recognition of Michael Hanson, our newest resident.
- 6. Monica Chin mentioned the fact that the Hurricane season is on us and that at that moment the Lauderdale Lakes area was under a hurricane watch. Homeowners were informed to secure their documents and other necessities – word of caution will be handed out to the homeowners.
- 7. One homeowner mentioned the fact that there ought to be a forensic audit of the accounting system to avoid illegality. The treasurer responded by asking the homeowners to apply to Precision for a ledger of their personal account to make sure their account is in order.
- 8. Forbes Rafuse expressed desire for Thomas Manyoki to be elected to the BOD; Ms. Adams reminded everyone that when the campaign was held for the BOD, only seven members were elected and

therefore it should remain so. Forbes Rafuse mentioned that he was resigning from the Board of Directors immediately. Ms. Adams asked Thomas Manyoki whether he would accept the position as a director of the BOD. He agreed and was supported by Christine Forbes, Ms. Seymour; Ms. Chin and Mr. Jengelly both declined. Some homeowners were uncomfortable with the action because of the deadlock in voting. (Felice Mula was absent). Position could not be finalized.

9. One homeowner mentioned about the stealing of other people's properties; Thomas Manyoki responded that he wasn't there to hear that sort of complaint; this statement triggered a raised disgust for Mr. Manyoki by the homeowners.
10. Residents were reminded to ask their visitors, or other residents to be cognizant of the sensors at the gate whether entering or exiting.

Meeting was adjourned at 8.13 p.m.

Respectfully

(Minutes were transcribed by Laseymore Seymour from a recording of the meeting -- as Thomas Manyoki was in on Zoom)

