

# COACH HOMES V AT RIVER STRAND CONDOMINIUM ASSOCIATION, INC.

## Annual Membership Meeting Tuesday, June 23<sup>rd</sup>, 2020

### Ratified Minutes

The Coach Homes V at River Strand Condominium Association, Inc. Annual Membership meeting was held on Tuesday, June 23<sup>rd</sup>, 2020. The meeting was held by electronic video conference on Zoom, to conduct Association business.

#### **I. Call to Order and Introduction of the Board of Directors**

President Hugo Lopez called the meeting to order at 4:05 p.m.

#### **II. Determination of Membership Quorum**

Members representing eight units were present electronically, and no unit owners were present by proxy, therefore no quorum of the membership was established. Mr. Lopez indicated that the meeting would therefore have no business conducted other than information being shared.

#### **III. Verification of Board of Directors Quorum**

Mr. Doyno verified that all three Directors of the Association's Board of Directors (Hugo Lopez, Paul Plunkett, and Carol Bjorklund) were present electronically, establishing a quorum of the Board of Directors.

#### **IV. Confirmation of Proper Notice**

Proper notice of the meeting was confirmed by Mr. Lopez and certified by Mr. Doyno in regard to posting locations.

#### **V. Introduction of the Board of Directors and Officers**

The Board introduced themselves stating: Hugo Lopez as President, Paul Plunkett as Vice President, and Carol Bjorklund as Treasurer/Secretary. Mr. Doyno clarified at this point that elections for the Board of Directors are held within the first quarter of each year, usually in March, and for this current year only three (3) members declared candidacy for the three (3) open Board seats, and being so no election was required. Further indicating that for the purpose of filing the Association's annual report with the State the Board of Directors meeting that normally follows the Annual meeting was held prior to today's meeting as a Special Board of Directors for the purpose of permitting the newly seated board to elect officers for the Association needed for the filing of the annual report.

#### **VI. Ratification of 2019 Annual Meeting Minutes**

Mr. Lopez presented that previous management did not provide minutes from the previous year's annual meeting, but he did have notes that he personally had taken. Discussion ensued between Mr. Lopez and Mr. Plunkett. As there was no membership quorum The Minutes were not ratified.

#### **VII. Presentation of Financials**

Mr. Doyno then gave report to the May 31<sup>st</sup>, 2020 financials, indicating all account balances, member balances being current, and that all accounts reconciled for the period.

Mr. Lopez made a general comment in regard to the history of financial budgeting. Indicating that budgeting guidance presented to the Association by previous management was inadequate to properly fund the Association's needs, which has resulted in gross underfunding of the Association's operating and reserve accounts. Explaining that the Board has been attempting to play catch up, as reason for the increase in dues for the current year. Indicating that there is also possibility of dues increasing next year as well. Mr. Lopez said that the Board is considering painting the buildings next year, which there appears to be reserve funds available to perform the project. Mr. Lopez continued that the Board will be presenting a different reserve funding budget next year for consideration.

Mr. Doyno gave explanation as to how he will present the budget at the budget meeting. Mr. Doyno further gave definitive explanation as to the current method of funding reserves, which is component funding method, and that the pooling method of funding will be considered as an alternative to afford flexibility. Discussion ensued with the Board, management, and the members.

#### **VIII. President's State of Coach Homes V at River Strand**

Mr. Lopez gave no further updates above what was discussed under the Financial agenda item of this meeting.

#### **IX. Landscape Enhancements**

Mr. Lopez asked Mr. Doyno to give the opinionnaire totals as received to date. Mr. Doyno reported that fifteen (15) responses were received to date. Indicating that five (5) were in favor of Option A, which was to redo the Elm tree mound areas and interior walkway beds behind the gates. Continuing that Options B and C included all of Option A, but that Option B included planting a Pygmy Palm in Place of the Elm Tree, and Option C include planting a White Geiger tree in place of the Elm. Indicating that four (4) were in favor of Option B, and six (6) were in favor of Option C.

Discussion ensued between the Board, management, and the members in regard to the proposed landscape project and maintenance. At conclusion of discussion Mr. Lopez recommended that since only fifteen (15) members have responded that the Board wait a few more days for members to respond prior to the Board taking any action. Further discussion ensued with no action being taken other than the Board tabling their decision on the project to a later date.

#### **X. Open Membership Discussion and Questions**

Member Moritz noted to Mr. Doyno that the County and representatives from the Master will be meeting this coming Friday in regard to the preserve area behind the western buildings. Mr. Doyno stated he could attend.

Member Dillon asked, what happens if some members do not respond to the Opinionnaire? Mr. Lopez said that the responsibility falls to the Board of Directors to make that decision.

#### **XI. Adjournment of Meeting**

Mr. Lopez made a motion to adjourn the meeting. Ms. Bjorklund second the motion. *The Motion was approved unanimously by the members of the Board present.* The meeting was adjourned at 5:19 p.m.

Respectfully Submitted,  
Dev Doyno LCAM  
Community Manager  
Coach Homes V at River Strand