

Minutes of the Annual Meeting

Pinewood Village Condominium Association

November 21, 2023

BUDGET MEETING

The meeting was called to order at 7:02 p.m. by Board President Jim Helbig. Other board members present were Stan Schmitt, vice-president; Fred Pyle, secretary; Carrie Stenersen, At-Large and Michele Grimes, At-Large was excused. Jim welcomed everyone and then turned the meeting over to Keith Phillips, Director of Training from our property management company, Ameri-tech.

A quorum was present or represented by proxies and the following Meeting Agenda items were approved:

- Waive Reporting Requirements
- Waive Fully Funding the Reserves*
- Roll Over Excess Funds

MOTION

Board approval of the 2024 Budget

MOVED: Stan Schmitt

SECONDED: Jim Helbig

PASSED

The 2024 Total Operating Expenses are \$633,238. They were \$480,260 in 2023. The main increase was for our insurance coverage. The increase has caused an increase as well in our HOA Fees beginning January 2024:

Corner Units	from \$443.20 to \$577.90 (+\$134.70)
Regular two bedrooms	from \$414.84 to \$539.91 (+\$125.07)
One bedroom	from \$324.39 to \$414.74 (+\$94.35)

*By State of Florida law this will be the last year we are permitted to only partially fund our reserves. Beginning January 1, 2025 they must be fully funded. That increase amount is not yet known, and will not be for several months. The Board will keep residents advised of the increase that will be coming.

MOTION

Adjourn the Budget Meeting

MOVED: Jim Helbig

SECONDED: Carrie Stenersen

PASSED

ANNUAL MEETING

Immediately following the conclusion of the Budget Meeting, the Annual Meeting was called to order by President Jim Helbig. The business meeting was then conducted by Keith Phillips. He reported that the meeting notice was mailed to all owners and a quorum was present as identified above.

MOTION

Waive reading of minutes from last annual meeting

MOVED: Stan Schmitt

SECONDED: Jim Helbig

PASSED

There was no Election of Directors as there were only two openings, the incumbents elected to run again, and there were no other candidates. Jim Helbig and Carrie Stenersen returned to the Board.

There were two specific items listed under New Business:

Pool Rules

Equipment Shed

The Board has received complaints from residents concerning certain issues around the pool: Inappropriate/loud language, smoking in areas not designated for that, and excessive drinking and using glass containers. The issues were outlined to the residents, comments were received from the residents and the following rules are now in effect:

Smoking, vaping, other similar activities, swearing, and drinking alcohol are prohibited in the pool facilities. Glass items are prohibited in the pool area and on the pool deck. Beverages must be contained in plastic, metal, or any other container that is not made of glass.

MOTION

Approve the new rules policy for the pool

MOVED: Stan Schmitt

SECONDED: Carrie Stenersen

PASSED

Storage has always been a problem and concern and the Board has decided to consolidate various storage areas throughout the community. It was becoming necessary from a cost and management perspective to consolidate storage into one area. That area will be where the unused shuffle board court is by the school playground. The courts will provide the foundation for the shed and the finished product will be painted exactly like the current buildings and appropriately lighted.

In other discussion, one resident encouraged all others to make sure the warranties on their A/C units were correct as they believed. There has been some issues where the coverage was not as expected by the owner.

The exterior door issue was brought up and again owners were reminded that the maintenance, care and replacement are the responsibility of the condo owner. It has been determined that it is impossible to match the exact original doors, and the appropriate thing to do when the door needs to be replaced is to get a solid steel door and have it painted the same shade of brown. If you have specific questions, Jim Helbig can help direct you appropriately.

Another resident was concerned about those who are in arrears with their HOA and Assessment payments. There are specific procedures in place that are followed in the same manner for all owners. Once the owner receives a late payment notice, the next step is that it is turned over to the attorneys and they handle it from there, calculating late payments, interest, fees, etc. All attending were reminded that those not keeping their payments current are actually stealing from everyone else....they use cable, pool, clubhouse, water, and lawn maintenance...and are not paying for it. As has been told in the past, it is important for all to annually assess their financial situation and determine what works for their budget. We know the fees will continue to increase, particularly in the area of insurance and the fully funding our reserves. If it is difficult for owners to meet current financial obligations, it is not going to get any easier.

Special thanks were given to the board, particularly to Jim Helbig and Stan Schmitt, by Hanny Barram. In part, she said:

..."what has been done during the past three years is amazing"
..."the board members really care about the community"
..."we really appreciate what the Board does"

Stan and Jim thanked her for the comments and the community applauded. Our manager, T.C. Sayles, was also thanked by Rose Craft for help with a specific project.

Since the Board of Directors were all staying in place there was no need for an ORGANIZATIONL MEETING. The Board members are:

Jim Helbig – President
Stan Schmitt – Vice President
Fred Pyle – Secretary
Carrie Stenersen – At-Large
Michele Grimes – At-Large

Respectfully submitted – Fred Pyle, Secretary

