

Lighthouse Pointe Condominium Association
Annual Board Meeting
Minutes of October 21, 2023

Call to Order: Michelle Brawner called the meeting to order at 5:08 PM, October 21, 2023. The meeting was held live in the LHP courtyard.

Establishment of Quorum: Board Members present: Jim Vacherlon, Paul Bavaro, Michelle Brawner, Jack Kowal, and Vicki Hill-Hoffman. Board member absent: Shannon Moroney. Quorum present.

Owners/Guests Present: Ruth Reed, Ed Marks, Vonda David, Rick Bourkard, Jane Bourkard, Tom Stocker, Tina Stocker, Joe Hoffman, Mark Brawner, Rob Perlmutter, Vicky Perlmutter, Bill Mercalde, Paula Mercalde, Ron Mastrolia, Ray Bartolucci and guest, Sheran Roach, Nancy Kowal, Deb Reid and guest.

Approval Of 2022 Annual Meeting Minutes: A motion was made and seconded to approve the minutes of the October 22, 2022 annual meeting. **MOTION PASSED**

President Report: Michelle Brawner

We had 4 units sell this year 603,305,606 and 101. These units sold from 850 to over 1 million and sold fast. Currently 205 & 106 are on the market and have been for over 30 days. Neither unit has had much interest at the current time. It's obvious that the market has slowed down considerably. Some of the factors in my opinion could be the time of year with summer coming to an end, high mortgage rates and the fear of the unknown ramifications of the new laws passed after the Surfside collapse which could lead to assessments.

The insurance market is a major issue for everyone in Florida. Citizens seems to be the main player with others pulling out of Florida not leaving people with many options. We are basically at their mercy. With that said, we are anticipating an increase for 2024 to be approximately \$24,500.

With the new condo laws, we are required to have a Structural Integrity Report Study completed. We have retained Reserve Advisors to complete the report. Their fee is \$6600 of which a deposit of \$3300.00 has been given. They will be doing a visual inspection sometime in the last quarter of 2023. We have hired them to complete both the structural and non structural budget for 2025

Treasurer Report: Paul Bavaro

As September 30, 2023, the Operating Budget is over budget by \$ 5476.07. The Reserve Fund is at \$211,285.18..

At our Finance Committee Meeting, the Finance Committee voted on a Proposed Operating Budget that would increase the Monthly Maintenance Fees by 19% to \$ 830.00 per month. The major factors contributing to the increase were Insurance and Utilities. As well as, Reserve contributions and upkeep of the Building and Grounds.

Building Committee Report:

The following was accomplished since this time a year ago:

Swimming pool and environs:

Pool completely relined and all new accent tiling installed
New swimming ladder installed

Installed heat pump pool heater
Sanded and sealed pool deck and walkways
All new pool furniture

Annual palm tree trimming: removed two dead palms on the north side of the property near the 6 stack

Mulched entire property

Power washed carports, garage, and East landings

Garage:

Painted all blue doors
Painted trash room floor with flecked epoxy garage floor paint

Replaced end unit east balcony sconces and East landings ceiling lights with new fixtures- all LED

Hurricane Idalia damage

1 broken poolside globe lamp
Dead sod and plantings throughout parking lot due to flooding with salt water from intracoastal
Electrical outage in 2 carports and front sign due to water intrusion into junction boxes

Sand removal from seawall in process. No permits required.

Performed testing of rebar integrity within garage columns and condition of cement GPR used and core samples taken

Cathodic protection system assessed.

Installed new beach gate and repaired lock.

New Business:

Two items requiring general membership approval were on this year's balloting.

Vote to apply any surplus Operating Funds to the forthcoming year: **Passed**

Vote to permit the borrowing of Reserve Funds to pay for insurance: **Passed**

Old Business:

None.

Election by Acclamation

Typically, if there are more candidates seeking board positions than there are positions, an election is held by secret ballot to determine the seven board members for the next year. The ballots are counted as part of the annual meeting process and the results announced at the meeting.

This year there were only six announced candidates for the seven board positions, so all six were elected by acclamation and no election is required.

Board members for 2024 are Paul Bavaro, Michelle Brawner, Jack Kowal, Jim Vacherlon, Vicki Hill-Hoffman, and Shannon Moroney.

Owners Concerns

Ron Mastrolia (unit 501) brought up several questions and concerns. All of his items were addressed.

Next board meeting will be in January 2024 with a time and date to be determined.

Meeting was adjourned at 5:48 PM.

Jim Vacherlon, Secretary
Lighthouse Pointe Condominium Association, Inc.