

Call to Order – 6:30pm

Confirmation of meeting notification: Yes, posted 9/9/2024

Establish a Quorum: Yes – Dave Kronenwetter, Carey Bowen, Lisa Conlee, Gary Ward

Also Present: Tim Hendrix from Ameri-Tech Property Management

Dan Golla via phone

Minutes: Dave stated that since this was a special meeting no minutes would be approved

**Agenda Items:**

**1) Discuss and approve emergency booster pump for cooling tower:**

Dave stated that due to the emergency nature of the situation a contract was signed with Krause for replacement as they were the lowest of 3 bids at \$3,195.00. The pump will be installed Monday. The pump is the lowest quality but has a 1 year warrantee. Gary motioned to accept the contract, Carey seconded and all approved.

**2) Discuss and approve repair of the FOB system:**

Gary stated that there are no replacement parts for our current system. Carey motioned, Dave seconded and the board unanimously approved spending \$6,922.90 for Countryside Lock Smith to remediate the FOB system.

**3) Discuss and approve Ray Engineering contract for the pipe projects:**

Mike Blanton and Mike Whiteman presented their task force reports. After much discussion Lisa made a motion, Gary seconded and the board unanimously approved to hire Ray Engineering to consult on the sewer project at a cost of \$2500. The board recommended that residents replace their toilet wax rings, if not recently done.

**4) Discuss and approve new Record Request Policy:**

Lisa stated that basically the policy is for the benefit of the Board and not in favor of the residents. Concerns were raised that sections of the policy do not comply with Florida statute 718.11. Concerns were voiced that the policy limits residents access to information and provides the board more than 10 working days to respond to written requests for information, which conflicts with statute. Tim Hendrix reminded everyone that our attorney, who prepared the policy, was aware of the new statues and confirmed this policy to be in compliance. A resident asked the Board to allow the residents time to read and digest the policy but that request was denied. The policy had been posted along with this meetings notice as required by state statute. Carey motioned, Dan seconded and Dave and Gary voted in favor of the policy. Lisa voted against implementation of this policy as written.

**Reminders:** Budget workshop is October 16 at 10 am social room  
Tim is out of the country October 8~15th  
November meeting date scheduled : November 25 at 6:30pm social room

Adjournment: 7:35pm

Lisa Conlee, Board Secretary

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Date Approved \_\_\_\_\_