

HOP January 22, 2025 Board Meeting Minutes

Call to Order Time:	6:34PM
Confirmation of Meeting Notification:	Yes
Establish a Quorum:	Dave, Marc, Carey, Mike, Dan, Tim
Approved Meeting Minutes:	December 10, 2025
	Motion by Dave ; 2 nd by Marc; All approved

Agenda Items:

- Introduction of Board Officers: Dave as President, Marc as Vice-President, Mike as Treasurer, Carey as Secretary and Dan as Director
- Financial Update: Mike stated we are awaiting adjustment entries from Ameri-Tech re sale of Unit 206 and balcony repairs coming out of Reserves rather than Operating funds; after adjustment for balcony expenses from General Operating account to Reserve account, the 2024 income is \$0.
- Rules Enforcement Committee: Re-emphasized the importance of residents adhering to our Guidelines/Rules; encouraged residents to become members (need 3 residents, cannot be a Board member or a relative) of this Committee to assist the Board in achieving compliance.
- Quotes from Krauss & Tampa Bay Plumbing: Quote by Krauss on the Cooling Tower repair to the spring isolators is \$640.31; Quote by Tampa Bay Plumbing to repair cooling tower pipes and the issue in Unit 504 that is the Association's responsibility is \$4133. Motion to approve both quotes made by Dave, 2nd by Marc, unanimously approved.
- Owners' Proof of Insurance: Issue was raised at the January 15th Annual meeting; although the Board cannot mandate that owners provide a certificate of insurance, they stressed the importance of everyone carrying insurance to protect all residents; an amendment to our documents would be required, with a 75% vote approval, to mandate this certification; Board will not pursue at this time but will reconsider when looking to make future amendment changes.
- Pipe Task Force Update: Mike stated that Blue Works provided a minimum quote of \$215,000, in November, to clean, inspect and reline the 16 vertical **Sewer** stacks and main line underneath the building; they are not recommending doing the horizontal lines at this time; Blue Works will be invited to a future meeting to review their proposal with the Board and residents. Next step, for the **Cooling Tower** water supply line, is to x-ray the lines (every other floor and hall a/c unit lines) to evaluate the condition of these lines at a cost of approximately \$2000; Task Force will meet February 7th to review Ray's Engineering report and determine course of action.

- SIRS Report Update: Two Board members, (Dave, Marc) and Gary met with Ray's Engineering to review the December draft report; requested explanations as to the figures and time frames in the draft and gave our input; upon verification of our input, a final report will be issued; Board will review the report to either approve or request changes; once the final report is finalized/approved, it will be sent to the State (deadline to submit report has been extended); we have to look at the budget for 2026 and base our budget on what their numbers are over the next 25 years; our budget is substantially more than what they were requesting in their report.
- Palm Tree Trimming: Board will obtain quotes from Ginkgo.
- Reducing Percentage of Residents' Approval Required for Modifications/Changes (Currently 75%): Our attorney prepared an amendment to our documents (\$1618.50) to reduce the percentage to 51%; however, it was not presented to or voted on by residents; residents would like to consider other options rather than the 51%; will revisit at a future meeting.

New Business:

- Windows and Doors: Dave and Marc will meet with Steve (Area Windows & Doors System) to evaluate conditions of all windows and doors and provide a quote; will obtain quotes from other companies.
- Zoom: Resident suggested we consider Zoom so out-of-town residents can participate in Board meetings; Board agreed and Zoom will be initiated at the next Board meeting.
- Mobile Text Alert System: Ellie Whiteman will implement with a test group next week.
- Recurring Meeting Date Schedule: Will continue scheduling meetings as needed on a month-to-month basis.
- Office Equipment: Computer (especially if we Zoom) and printer need to be upgraded.
- Unit Rental: Need to investigate/verify if only 10% of units can be rented.

Adjournment: 7:48PM Motion by Marc, 2nd by Mike