

ANNUAL 2560 CORPORATION MEETING FEBRUARY 15, 2023 (in person and via Zoom)

President Janice Sirna called the meeting to order at 3:05 p.m.

The meeting began with the pledge of the flag and a moment of silence for our departed and troops that serve here and abroad.

President Janice asked the Secretary to establish a quorum of shareholders. There was a quorum.

Board Roll Call:

Present: Janice Sirna, Shirley Welsh, Helen Wildermuth, Karen Hilton, and Ed Lawrence

Absent: none

Janice welcomed the new shareholders that joined us this year. Terence and Kristen Wynn #2, Roger and Tara Sterling #9, Linda and Al Singleton #10, Bill and Raneé Urbas #12, and John and Nancy Price #12A.

Minutes of the last Annual Meeting were read by the Secretary. With no additions or corrections, Ed Lawrence made the motion the minutes be approved, Rick Smolander seconded, motion carried.

Treasurer Report: Financial Director, Linda Asher gave the report.

- *Checkbook Balance as of 12/15/23 is \$37,789.17. The building insurance is \$61,934 this 2023 year. In 2019 it was \$19,611, Florida insurance companies's rates have gone up significantly.
- *Quarterly Maintenance - 1 bedroom - \$1,353.00. 2 bedroom - \$1,863.00. Increase due to insurance.
- *Discussion followed in regards to whether this year's HGI's Insurance Shortfall Assessment, that was 1 bedroom - \$1,688 and 2 bedroom- \$2,324 will be necessary next year? Depends on further increases.
- * #3 Plumbing assessment - \$78.00 - 1 bedroom and 2 bedroom - \$107
Donna Goldman suggested if/when shareholders plan to do any plumbing renovating in their kitchen or bathroom, to consider replacing the old galvanized stack, to prevent further plumbing problems.

Old Business:

- * **Opening and Closing of Apartments** - Janice stressed the importance of closing the apartments properly. Make sure toilets are flushed at least 5 times when leaving for the season to prevent any blockage. Make sure to follow the complete check list. East apartment has a **plastic zip lock bag that holds the HGI Community Rules on one side and Opening and Closing of Apartments on the other.** Shareholders need to have these rules displayed for guests when owner is not staying with them.
- * **2560 and HGI websites** - Wayne Welsh reported there is nothing new happening with the websites. If anyone needs any help using them, please ask and he will be happy to help. He would like to keep our website up to date with documents, pictures, current Shareholders' information etc. so please let Wayne know if you have anything to share.
- * **Water Alarms and Batteries** - Ed Lawrence and Wayne Welsh check these yearly and replace batteries when needed. There was a suggestion that perhaps we have more than one water alarm in each apartment since no alarm went off in #3 apartment because it was placed by the water heater and not under the sink where the leak was located. Ed will look into this.
- * **Trash - BIG TRASH**, i.e. furniture, appliances, etc. are to be set out Monday night for Tuesday pick up, no sooner. Also, **no plastic bags** should be into the recycle bin. they "gum up" the machinery.

New Business:

- * **Election** - 2560 Board of Directors have agreed to continue the same positions as last year since there were no new candidates, therefore, no need for an election. Janice encouraged shareholders to consider becoming a candidate for the 2560 Board positions next year.
- * **Yearly Building Director** - Janice Sirna has willingly accepted the position to represent 2560 as Director at the HGI meetings again this year. Wayne Welsh made the motion that Janice Sirna represent our building as Director next year, Lorrie Whitehead seconded, motion carried. **(OVER)**

***HGI Update:**

- * **HGI Board/Directors Meeting** 7:00 p.m. tomorrow. Janice encouraged all shareholders to attend the Zoom meeting. The agenda has been emailed to all shareholders.
 - * **How to Resolve Community Problems** - a flow chart will be discussed.
 - * **Seawall** - April 1st is the scheduled time to start this project.
 - * **Landscape/Sprinklers** - work is being done satisfactorily. Joe Gawrysiak in 2460 is the new landscaping chairman.
 - * **Question and Answer meeting**, hosted by HGI President Bill O'Connell, last month was very beneficial to those who had questions.
- * 2560 Update:**
- * **Coupons:** Maintenance coupons are included in the Annual Meeting packet on page 6. Include them with your payment to Linda Asher quarterly. Ed Lawrence reminded that property tax should be paid on time.
 - * **Notebook Binder** - suggestion that 2560 and HGI documents be kept in one place.
 - * **Future plan to update Shareholders' folders.**
 - * **Laundry Room** - Terry Pita, Lorrie Whitehead and Lyn Singleton have offered to improve the space and beautify our laundry room by painting, taking up broken floor tiles, removing old dryer, and new shelving etc. at a minimal cost with Al Singleton's plus other shareholders, help.
 - * **Work Crew** - Bob Carney and Ed Lawrence offered to head up the jobs for the crew. Shareholders may sign up with them and they will assign what jobs need to be done.
 - * **Mail carrier Dave** is retiring in April. He has been an outstanding mail carrier. Janice asked if we wanted to do something for i.e. gift card and everyone agreed. Shirley Welsh offered to collect the money from the Shareholders.
 - * Linda Asher suggested we get a **lock for the 2560 mailbox.**
 - * **Emergency Fund** - Discussion followed. It was decided that we would have a small fund built into next years budget.

President's Report:

- * **Water Heaters** - all 2560 water heaters are now in compliance with the insurance company.
- * **Wood Doors** - all wooden doors have been replaced.
- * **Thank You** - Janice thanked the 2560 Board for all they do to help her. She appreciates them all so much. Also a thank you to Sue Costa who checks all apartments during the summer. A thank you to Linda Asher, our financial director, who makes sure our bills are paid on time and much more. Much appreciation to both of them for what they do.
- * **More Thank You** - So many of our shareholders are willing to help when there is a need, i.e. tearing down dry wall and taking down cabinets in #3, digging out shut off valves outside, checking unoccupied apartments during the season, sharing snacks and desserts on Thursday evening BBQ, cleaning the grill, donating propane, painting, keeping the laundry room clean, sharing a \$125 "thank you" gift card (that was received during termite tenting from a shareholder) with the building instead of personal use, etc.

Janice asked if there was any other new business.

- * **Door Adjustments** - Bob Carney suggested that all apartment doors be checked and adjusted so they aren't so loud when closing.
- * **Next 2560 Annual Meeting** will be **February 14, 2024 at 3:00 p.m.**

Janice asked for a motion to adjourn. Tom Whitehead made the motion, Lyn Singleton seconded, motion carried. Meeting adjourned at 4:20 p.m.

- * **Picnic meal after the meeting** at 5:00 in our backyard, provided by the Board. Please plan to attend.

Respectfully Submitted,

Shirley Welsh, Secretary