

2560 Corporation Zoom Board Meeting

Date: March 14, 2022

President Janice called the meeting to order at 7:10 PM.

She asked the Secretary to establish a quorum.

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

Quorum was established.

Guests: Donna Goldman, Larry Mitchell, Linda Farrell, Ken Sicinski, Wayne Welsh, Rosa Aloe and Bob Carney
Pres. Janice welcomed new owners, Rosa Aloe and Ken Sicinski.

Secretary report: **Helen Wildermuth made the motion to wave the reading of the minutes** of the last meeting since they have been approved and posted on the 2560 Website and in the Laundry Room. Ed Lawrence seconded, motion carried.

Treasurer report: none

New Business:

- * **Replacing wooden doors** - Karen Hilton and Ed Lawrence contacted 4 different companies to have 9 wooden doors replaced in our building. We do not want to risk having termites again after putting much time, effort and money into having our building tented for termites last year. Our By-Laws also state we need to protect our building. Larry Zuccala has agreed to replace the doors at a “group” rate of \$1,150 per door. Pres. Janice said she will contact the shareholders who need door replaced in their unit, at their expense, with the names of the additional companies that Karen and Ed had been in contact with. The shareholder can make whatever arrangements they want to have this project completed. Janice asked for a motion. **Helen Wildermuth made the motion that all wooden doors be replaced, at the expense of the unit shareholder, by September 1, 2022.** Ed Lawrence seconded, motion carried. Bob Carney said that in addition to the doors being hurricane rated, the installation ought to be also. Janice said she would check into that and get back to him.
- * **Water Heaters** - In order to keep their insurance current, HGI has required all tank water heaters in all units be replaced after 10 years and after 20 years for tankless water heaters. All water heaters have been checked in 2560 units and Janice will contact those shareholders whose dates have expired and make sure they have a plan in place to replace them.
- * **Building Repairs** - Janice has reported to HGI President Bill O’Connell about the repairs that need to be done on our building.
- * **Insurance** - Due to a 50% increase in insurance, HGI has billed all buildings (except 2442) \$13,148 to cover this additional cost. The assessment for each unit will be due August 1, 2022. For 1 bedroom, \$601 and 2 bedroom \$827. Janice will be sending all shareholders more information. Bob Carney raised the question of the varying values of our buildings as those nearest the intracoastal will be worth more and those nearest South Federal Highway will be worth less. Taking this into account should the insurance premiums vary according to value of the building?
- * **Document Review Committee** - Janice had emailed an attachment, March 13, 2022 of the HGI Community Rules. If shareholders have any questions or concerns on any of these rules or other concerns, please let Janice know as she is the Director and representative, our “voice”, for our building at the HGI’s Directors Meetings. Discussion followed on some of the rules.
- * **Special Board meeting** - March 22, 2022 - 7pm

Pres. Janice asked if there was any other new business?

- * Ed Lawrence mentioned the need to reestablish the use of car decals, and visitors placards for all cars.
- * Donna Goldman said she has extra outside plastic chairs if anyone would want them.

With no further business Janice asked for a motion to adjourn.

Helen Wildermuth made the motion, Karen Hilton seconded, motion carried. Adjourned at 8:30 PM.

Respectfully submitted,

Shirley Welsh 2560 Secretary