

ZOOM MEETING 2/17/22 7:00 pm HGI & BOARD of DIRECTORS

President, Bill O'CONNELL opened the meeting with the Pledge of Allegiance and a moment of silence for the sick, departed & military.

Posting of meeting notice was established.

Roll call - HGI Board - President - Bill O'Connell, Vice Presidents Fran Kuta & Steve Baccarella, Treasurer - Tony Travia, Secretary - Terry Penna

Board of Directors-2420 Denise Zebeluk, 2430 Sue Reynolds, 2440 Fred Cowlin, 2442 Tony Greco, 2450 Ellen DeCicco, 2460 Gary Smith, 2520 Sandra Lucewich, 2530 Bob Shaner, 2542 Janet Kent, 2552 Mark Steelman, 2560 Janice Sirna, 2570 Bill O'Connell. Quorum established.

1. Reading of 1/20/22 minutes waived.

Motion - to approve minutes by Ellen DeCicco, seconded by Mark Steelman. Vote unanimous.

2. Treasurers Report a/o 1/31/22

Operating \$86,508.02, Insurance deductible \$129,375.89

Total Reserve \$1,863,399.04

All buildings submitted 2022 insurance assessment. We should be receiving insurance bills first week of March. As of 2/9/22 both BBT accounts closed. Safety deposit box opened at \$150 charge, due to no one could find the key. Thanks to Jim Osborne for his help. Tony Travia has papers that were in the box and the Board will decide where to store them. Tony advised a motion be made:

Motion - by Sue Reynolds, seconded by Bob Shaner to transfer \$9,538 from deferred maintenance to the capital reserves account, specifically to fund the electric room project for a total of \$51,988. Vote - unanimous.

Motion - by Sue Reynolds, seconded by Mark Steelman to transfer any surplus funds from 2022 operating budget to capital reserve accounts. Vote - unanimous.

A request was made for the amount of legal fees for Don Grace and Richard Reyes law suits. Per Tony, at the present time some invoices were combined with other items. He will check invoices and try to supply a ballpark figure.

Motion - by Sandra Lucewich, seconded by Janice Sirna to accept Treasurers Report. Vote - unanimous.

3. President's Update

Received estimate from Kasper Electric overall HGI contract for every building and a separate contract for HGI, which will be signed. Every building is on their own with different options to do the electric breakers. Our insurance company has sent an application questioning "Do we have Pacific breakers?", our response was "Buildings will be replacing them".

Irrigation/sprinkler System - company assessed \$10,000 for repairs plus estimated \$6-8,000 future repairs, should be replaced with new system.

Facia on 2560 ripped and rotted, will be repaired. Estimate to repair all rotted facia throughout the community is \$27,500. Estimate to replace 100% of facia is \$141,000. At the present time, we will make the much needed repair to 2560 and put the rest on hold until the cost of material drops.

2460 & 2530 Water pumping issues - laundry room backup in 2460. Camera inspection showed a belly in pipe, which should be replaced. We will request estimates to get the job done.

2520 requested that paint on steps needed to be scrapped and grind. Gary Smith volunteered to check the steps and prep them for painting.

Monthly Board meetings will continue on Zoom for 2022.

4. Community Rules - Submitted by Document Review Committee, Sue Reynolds read each rule, after a lengthy discussion, it was decided to ask our attorney about certain items, i.e. 55+, contractor's trash, snacks at pool deck, and 36 inch chair rule with Fire Marshal.

5. Insurance update - met with agent. Application issues for renewal are electric breakers and water heaters. The only quote we received to date had a 35% increase and 10% hurricane deductible. We are waiting for additional quotes.

6. Water Heaters - All apartments will have to be inspected for date installed and should be replaced if more than 10 years old. Tankless water heaters should also be checked. Insurance policy is not requiring us to do this, but the agent suggested we have a program in place by March 31, 2022 to keep the insurance carriers confident in writing insurance.

Motion - by Denise Zebeluk, seconded by Fred Cowlin to adopt a policy that water heaters must be replaced in 10 years and tankless water heaters replaced in 20 years. Vote - unanimous.
Board members and officers of buildings will check apartments and supply a spreadsheet to HGI.

7. Old Business - none

8. New Business - none

Motion to adjourn by Sue Reynolds, seconded by Sandra Lucewich.

Meeting adjourned at 10:30 pm

Next meeting Thursday, March 24, 2022 7:00 pm **Annual Meeting**

Respectfully submitted,

Terry Penna, HGI Secretary