

Zoom Meeting Thursday, 10/20/22 7:00 pm HGI & Board of Directors

President Bill O'CONNELL called meeting to order with the Pledge Of Allegiance and a moment of silence for the sick, departed and military.

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

Board Of Directors - 2420 Denise Zebeluk, 2430 Sue Reynolds, 2440 Fred Cowlin, 2442 Tony Greco, 2450 Tony Travia, 2460 Gary Smith, 2520 Sandra Lucewich, 2530 Bob Shaner, 2542 Janet Kent (absent), 2552 Mark Steelman, 2560 Janice Sirna, 2570 Bill O'CONNELL.

Quorum established.

1. Reading of 9/15/22 minutes waived due to postings on website.

Motion - by Tony Travia, seconded by Mark Steelman, Vote - unanimous.

2. Treasurers Report - Operating Budget - \$119,359.03, Hurricane Deductible \$143,416.17, Total Reserve \$2,090,639.18. 2023 budget sent to the board. Insurance up \$191,972. Insurance payment due 3/1/23 from each building. 20 unit buildings will pay \$61,934 and 2442 - \$49,548, in addition to normal maintenance fees. HGI under budget for 2022, Tony requested to move \$25,000 from 2022 operating budget to capital reserve for irrigation system repair and replacement. It was decided to wait till next month to vote on the above.

Motion - by Sandra Lucewich, seconded by Denise Zebeluk, to approve Treasurers Report. Vote unanimous.

3. President's Report - Twisters at HGI caused trees uprooted, lamp poles down, roof shingles off, pool furniture damaged, women's bathroom door off and dumpster hit Artie's car. New lamp poles and lights were bought and replaced, some pool furniture will be ordered, (white concrete is not available now). Roof company hired to inspect every roof. Thank you to the residents that helped clean up. Electric Update - Kasper will start work at 2570 tomorrow. Complete job should take two months. There will be a Kasper trailer on property during work, please allow parking at each building. \$75 permit fee will be paid by Kasper. Car accident front entrance - \$550 damage, waiting for an official estimate. Also, waiting for official estimate from Rampro (FP&L contractor) who did extensive work in front of HGI and damaged the front gate. Jaycee Park - trees will be trimmed in park, HGI had lots of debris from hurricane. A park ranger will patrol the park regarding the homeless. Tuscany has trimmed the north side of the property.

4. Landscape Contract - sprinkler revamping contract will begin December or January. Four tanks will be installed on premises, with landscaping around them. Scott Lee provided an addendum for sprinkler system, landscaping and sprinkler maintenance contracts. Evergreen agreed to sign addendums and contracts.

Motion - by Sandra Lucewich, seconded by Gary Smith to approve landscaping contract as well as sprinkler system maintenance. Vote - unanimous.

5. Seawall Contract - When we sign contract with B&M Marine, they will get Boynton Beach permits at \$20,000. Work will start April 1, 2023. New wall will be 18 inches in front of old wall. Cap will be poured with new pilings and supports. Per vibration consultant, old wall should protect vibration, rebar will be standard construction. New railings will be black. Scott Lee worked with B&M attorney. Payment will be on work done at end of the month.

Motion - by Denise Zebeluk, seconded by Sue Reynolds to approve contract with B&M Marine for replacement of seawall estimated at \$970,000. Vote - unanimous.

6. Property Manager/Maintenance - Discussion on insurance, compensation, payroll taxes, etc. Kim Black was requested to make a presentation at next meeting and she agreed.
7. Old Business - none
8. New Business - Bill requested the Document Review Committee review rules for parked cars that have covers ripped or falling off, flat tires, etc. Hiring Professional Engineer - was discussed. James Bushouse designed the seawall for B&M Marine. Proposal sent to Scott Lee. James working on additional insurance certificate. Discussion on how often and amount of times for inspection was necessary. Bill will discuss with James Bushouse. Award - per Sue Delgatto 2440, Richard Reyes received an award from the Litter Hikers of America for litter hiking in Palm Beach County. Next meeting 11/17/22 7pm.

Motion - to adjourn by Janice Sirna, seconded by Sue Reynolds.

Meeting adjourned at **9:04 pm**.

Respectfully Submitted,

Terry Penna, HGI Secretary