

Zoom Meeting HGI & Board of Directors

Thursday, 11/17/2022 7:00 pm

President Bill O'CONNELL opened the meeting at 7:00 with the Pledge of Allegiance and a moment of silence for the sick, departed and military.

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

1. Reading of the Meeting Minutes waived due to postings on website. **Motion** - by Tony Travia, seconded by Bob Shaner. Vote- unanimous.

2. Treasurers Report a/o 10/31/22 Operating account \$107,384.07, Hurricane deductible \$145,401.40, Total Capital Reserve \$2,077,507.76. Tony requested motions for the transfer of funds. After discussion the following motions were made:

Motion- Fred Cowlin, seconded by Sue Reynolds to transfer \$25,000 from 2022 operating budget to capital reserve for irrigation system repair/replacement project. Vote - unanimous.

Motion - Sandra Lucewich, seconded by Bob Shaner to transfer surplus (income) from 2022 operating budget to capital reserve deferred maintenance. Vote - unanimous.

Motion - Janice Sirna, seconded by Gary Smith to approve Treasurers Report. Vote - unanimous. Tony discussed seawall invoices will probably be more than anticipated. To avoid motions and approvals for each line item, he suggested the B&M contract estimated at \$970,000 motion made last month and approved, be increased to funds already allocated in seawall budget. After discussion, the following motion was made and voted on by the board. **Motion** - Sue Reynolds, seconded by Tony Travis approve to readjust the \$970,000 seawall budget (voted at 10/20/22 meeting) to \$1,160,000, which is the funds in seawall project.

3. Presidents update -Seawall - permits applied for, sitting on permits, waiting to go. Need easement agreement from Boynton Beach. **Electric work** - Kasper Electric started project, Kasper and FPL working together. **Landscape** - Tropical will finish end of this month. Evergreen will take over in December. After sprinklers are installed, we will have a contract. **Car accident** - \$650 damage to the fence. Repair invoice sent to insurance company. FPL contractor Rampro, will process payment for damages to the front gate, repairs will be done when FPL work is completed. **Car stolen - from 2542**. Bill advised everyone to lock their cars and don't leave valuable items in the car. **Clubhouse shutters** - will remain on for another week. **Facia & Gutter damage** - from 2430 & 2530. Bill will get estimate for replacement for all buildings. **Insurance** - per agent, renewal will be discussed mid December. Wind coverage will be hard to find in 2023, buildings that chose not to replace breakers, might have a problem obtaining insurance. Bill will discuss with our attorney.

4. HGI 2023 Budget -MOTION - by Sue Reynolds, seconded by Gary Smith, Approve 2023 HGI budget and capital reserve budget presented at the November 17, 2022 Board meeting. Vote - unanimous

5. Kim Black presentation - prior to the meeting, the Board received a bio of Kim's background and experience in real estate, construction, renovations, maintenance and property management. She explained that she has 45 years of experience, owns her own company and would work with the Board and committees on projects. She is a full-time resident and will be available 24/7. She is asking for \$1,000 a month, which would be considered a part-time position. After discussion, it was decided Sue Reynolds and Document Review Committee will "fine tune" the agreement/job description with Kim and will be discussed at December meeting for a potential January 2023 start.

6. Old business - Janice Sirna stated all info from committees is collected, except for summer/emergency and fining committees. Upon completion, Info will be posted on website.

7. New business - none

Motion - adjourn meeting by Sue Reynolds, seconded by Tony Travis. Meeting adjourned at 8:50 pm.

Next meeting Thursday, December 15, 2022 at 7:00 PM

Respectfully Submitted by

TERRY PENNA, HGI Secretary