

Zoom Meeting Thursday, 12/15/22 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 Baccarella & 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, 2552 Mark Steelman, 2560 Janice Sirna, 2570 Bill O'Connell. Quorum established.

1 - Reading of 11/17/22 minutes waived due to postings on website. **Motion** - by Tony Travia, seconded by Mark Steelman, Vote - unanimous.

2 - Treasurers Report - Operating Budget - \$71,509.26, Hurricane Deductible \$147,458.70, Total Reserve \$2,136,020.62. **Motion** - by Sue Reynolds, seconded by Gary Smith, to approve Treasurers Report. Vote - unanimous.

3 - President's Report

Thank you to Casey and Fran for Christmas decorations and Toys for Tots for Boat Parade. Kim Black for donating lights and her son-in-law, Jeramy, to install in the front entrance. Michael Ventre for painting the Ladies room door, Sue, Sandra and Fran, Document Review Committee to update files in the clubhouse.

Front Gate Damage - received check regarding damage done by FPL. Contractor. Repair work will start soon.

New landscaper, Evergreen- started work, all day job, grounds look good.

New Sprinkler System - project will start January 5th.

4 - Property Manager Position - Sue Reynolds discussed the responsibilities of a part-time Property Manager is to do HGI tasks. Agreement was discussed with Kim Black and Document Review Committee. A copy sent to Attorney, Scott Lee, Agreement finalized as of 12/9/22. **Motion** - by Fred Cowlin, seconded by Sandra Lucewich to engage services of Kim Black as part-time Property Manager starting 1/1/2023 based on Agreement of 12/9/22. Vote - unanimous.

5 - Insurance Update - our agent, Andrea, advised that Citizens Insurance requested an updated appraisal of the property and wind mitigation inspection 60 days prior to insurance coverage. Wind mitigation inspection will be Tuesday, December 20th, Kim Black will assist inspector regarding access to attic in each building. Directors are to contact Kim with info regarding access to attic and contact person in each building. Per Andrea, the old Federal Pacific Breakers, that are being replaced by Kasper is a plus for insurance. Bill also discussed that 2542 has not committed to this project and it might hinder obtaining insurance. **Motion** - by Bob Shaner, seconded by Mark Steelman to accept Insurance Committee Report. Vote - unanimous.

6 - Old Business - Janice Sirna gave an update on committees. Needs volunteers for compliance/fining committee. At annual meeting, length of terms of positions should be reported. Tony Travis stated documents and contracts of projects should be posted on the HGI website. Tony Vitale reminded everyone Monday morning work crew will begin in January.

7 - New Business - Bill stated parties and dinners are being questioned by residents. It was discussed that Mens and Womens Clubs should be combined to Social Club. This will be discussed in January, when more residents are available. Ed Lawrence requested we start using car stickers again, for ID purposes. There are strange cars parked on premises. Fran Kuta will check into new stickers.

Motion - to adjourn by Sue Reynolds, seconded by Bob Shaner

Meeting adjourned at **8:45 pm**

Respectfully Submitted,

Terry Penna, HGI Secretary