

Regular Board of Directors Meeting

Friday, February 13, 2024, at 7:00 PM

**FOR UNIT OWNERS ONLY AT 2129 C VIA ZOOM OR TELEPHONE CONFERENCE
CALL**

Meeting ID: 232 074 8001

<https://zoom.us/j/2320748001>

Tel: 305 224 – 1968

AGENDA

1. Call to Order
2. Determine a Quorum
3. Proof of Notice Sign Placed & Agenda Posted on all bulletin boards February 9, 2024.
4. Approval of December 12, 2024, Meeting Minutes
5. Financial Report December 2023
6. President's Report
7. Manager's Report
8. Old Business
 - a. Dumpster Project
 - b. AT&T Claim for Damages
 - c. Accounting
 - I. 6425 C
 - II. 2240 A
 - III. 2211 B
 - IV. 2100 C
 - V. 2181 B
 - VI. 2184 B
 - VII. 2237 A
 - VIII. 2181 C
 - IX. 6350 B
 - d. Committees
 - I. Fining
 - II. Sidewalk
9. New Business
 - a. Independent Audit of The Pines
 - b. Roof & Gutter Inquiry
 - c. Dumpster Review
 - d. Attorney Communication

- e. Booting Company Contract
 - f. Dead Trees
 - g. Calusia / Ficus
 - h. 2248 A Rental Renewal
10. Open Forum
11. Adjournment

ATTENDANCE

1. Deborah Leonard – Property Manager, Seacrest Services, Inc.
2. Ayub Sheikh – President Board of Directors
3. Ruthza George – Secretary Board of Directors
4. Lauren Perez – Member Board of Directors
5. Aziza Urunova
6. Shakeel Ahmed – Member Board of Directors

MEETING PROCEEDINGS

- a) Ayub Sheikh, President BODs, called the meeting to order, determined the quorum, and confirmed the placement of notice sign with agenda.
- b) Ayub Sheikh pointed out that [the meeting held on December 12, 2023, was conducted by the previous board](#). Hence, they must approve them, and PM should post them once approved. PM confirmed that she would follow with the previous board for appropriate action.
- c) Ayub Sheikh, asked for more time to go over the [December 2023 Financial Report](#) and promised to address it within the next few months.
- d) Ayub Sheikh said that the new board took the position a week before and it was too short notice for a [President's Report](#).
- e) Deborah Leonard requested to skipped [Property Manger's Report](#) for the month.
- f) Deborah Leonard briefed about the progress on the [Dumpster Project](#). In progress.
- g) Deborah Leonard informed that the Attorney wanted to have a closed meeting to discuss the settlement agreement pertaining to [AT&T](#). The Board agreed to have a meeting via Zoom on the following Friday at 4:00 PM.
- h) [Accounting](#)
 - 6425 C – Board voted to file a lien.

- 2240 A – Board voted to file a lien.
- 2211 B – Board voted to proceed with Foreclosure.
- 2100 C – Board voted to agree a repayment plan.
- 2181 B - Board voted to waive off the late fee to receive full payment in lump sum.
- 2184 B – Board voted to approve 10 days’ notice to cure.
- 2237 A – Board voted to approve 10 days’ notice to cure.
- 2181 C – Board voted to talk to the owner’s before proceeding.
- 6350 B – Board investigation revealed no Cease & Desist letter to this particular owner. Board asked to show BODs approval and approved Board Minutes of the Meeting.

i) Committees

- Fining Committee – Board put the matter on hold.
- Sidewalk Committee – Board put the matter on hold.
- Board voted to form Committees to review the current “HOA Docs” for potential changes.
- Board voted to for, Booting Committees to review the current “Booting Company Contract.

j) New Business

I. Independent Audit of The Pines

- The Board agreed to proceed with the last five (5) years independent audit by 3rd party auditors to be sourced and selected by the BODs.
- The Board voted to proceed with the audit for the year 2023 as per signed contract by the previous BODs.

II. Roofing & Gutter Inquiries

- The Board agreed to conduct a formal inquiry into the Roofing & Gutter Project. Initial inquiry should be conducted by BODs. Findings should be shared with independent “Consulting Engineers” for their opinion.

III. Dumpster Project Review

- The board agreed to continue with the project and requested a meeting with the Contractor.

IV. Attorney Communications

- The board agreed all legal matters and communications with the lawyer(s) should be addressed through email with a copy to the board president. All meetings should be attended by BODs.

V. Booting Company Contract

- The board asked for the copy of the current contract and asked for a meeting with the vendor.

VI. Dead Trees

- The board agreed to put the matter on hold.

VII. Calusia / Ficus

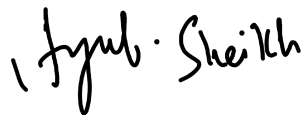
- The board agreed to put the matter on hold.

VIII. 2248 A Renewal of Rental Lease Agreement

- The Board voted to raise rent to \$2,250 per month.

k) Open Forum

- l) Ayub Sheikh, President BODs, thanked all the participants and adjourned the meeting.



Ayub Sheikh
President

April 09, 2024