

Pembridge C Condo Board Annual Meeting - Dec. 6, 2022 - Multipurpose Room B - 9:00AM

Present - C. Schwarz, R. Nelson, C. Conn, L. Sherry, C. Knapp. A quorum is present.

Charlie - Discussed the fact that emails were, again, sent out, using the Pembridge Condo Association's e mail list. This was, again, done without Board approval or even a request by the perpetrator to do so. Actions such as this were strongly criticized by the Board, and several owners, in two previous Board Meetings. The perpetrator was told not to utilize Board accessed information without permission. To make matters worse, errors in the date supplied for a meeting were sent out. **Frank** brought up the Florida Sunshine Law and the responsibilities it demands for emails, etc.

A reading of the Minutes for the last meeting were waived as all Board Members had received them after the meeting. **Charlie** expressed deep appreciation for the efforts of some Board members and some other residents. **Carl Conn** was praised for his massive efforts to maintain, upgrade, and ensure safety in the operation of the Lift. A moment of silence was observed for the passing of **Malcolm Wolfson**, Long time board Member and friend to all.

Charlie discussed the roof situation. The re-roof of Pembridge C was the biggest problem that Pembridge C has faced in many years. Problems that Ashland I is having with its re-roof and how mutual assistance has been invaluable. Copies of the signed re-roof contract for the Pembridge C roof have been sent to Oxford Management Company for forwarding to Citizens. It is hoped that this will demonstrate that in good faith, we have signed the contract. paid the deposit and await work to begin in January. **Charlie** went over the checking he has done on roofing and Veteran Roofing in particular. **Charlie** has acted as a liaison with Veteran Roofing during the project and asked **Chuck** to be the liaison for the remainder of the project as he has done a lot of research on the topic. **Charlie** asked for special attention to parking as Veteran will require parking spots for materials and the Board must be mindful of the difficulty people using walkers have with grassy ground.

Charlie next discussed the Budget. and that it has been updated to reflect new amounts that were needed. Monies for the loan were gone over and that, to date, 19 owners have paid the one lump sum and two more are probable. This will ultimately reflect on the loan amount needed, though some over is needed for any unforeseen over costs. The meeting was opened for questions. The Budget was passed 4 to 1. **Ross** explained that on Oct 8 meeting a motion passed, 4 to 1, that would have the \$600 assessment from the LOD Board to be paid from Pembridge C accounts. He reported that the actual amount is now \$625 for each owner. **Ross** made the motion that the amount be \$625.00. It was seconded and passed 5 to 0. **Lois** passed out business cards for our AMR service. She, **Chuck**, **Lynn S**, and **Carl** commented favorably about the service. The Budget part was adjourned at 9:25 AM

Charlie opened up the reserves part of the meeting. A quorum is present. Reading of the Minutes part was waived. **Charlie** went over the reserves. He stressed Painting and how we had a good price, but reserves must be increased. Paving is coming and the budget must be raised for it. The roof pricing is skyrocketing and that must be dealt with.

Charlie pointed out that the LOD Board Monthly Meeting, the LOD Board Agenda Meeting, and the LOD Presidents Forum are invaluable as sources of information for Pembridge C and the Pembridge C Board of Directors. He thanked **Ross** for representing Pembridge C and attending all of these meetings and supplying extensive notes for all the Board to learn from.

Charlie informed all that the Reserve Study, state required in 2024, will be costly to have done and very costly to our reserves which will have to fund new categories. He praised the fact that Pembridge C has a good reserve going into this period and how vital this reserve is. He explained how monies from a CD account were used and will be returned as a source for funding. The \$12,000.00 assessment was discussed and where the \$539,000.00 deposit was sourced. **Ross** passed out, to Board Members, paperwork from the bank supplying the loan for the remainder of the re-roof project. If we have a loan, we cannot borrow from other sources. We have funds available thankfully because of Pembridge C reserves. **Carl** Discussed how Reserves must be built up and maintained. Pembridge C must be in compliance with what the law demands. **Charlie** made the motion to accept the Reserve section of the Budget. It was seconded. It passed 4 to 0.

Charlie went on to part 3 of the meeting, dealing with the transition of officers. A quorum is present. Reading of the minutes from last year's Annual Meeting was waived as all Board Members had received them after that meeting. He offered that he and **Ross** will assist the new Board at any time. **Carl** will still assist in maintaining the Lift. The Reserve section of the Budget was signed by Board members. A copy should be attached to these minutes. **Charlie** went on to praise **Ross** for all his assistance during this very, very, trying year. **Ross** asked **Les Greene**, the Oxford Management Rep, for the names of the valid candidates for the Pembridge C Board of Directors. They are **Lois Sherry**, **Charles Knapp**, and **Frank Prazenica**. **Charlie** stated these three will be installed as the new Pembridge C Board of Directors. **Frank** wants copies of the letter from the recent lawyer opinion included with the minutes. **Les** went over various laws involved. **Chuck** questioned if the lawyer has enough experience to advise. **Chuck** stated that there was no OK by the board to utilize a lawyer. **Charlie** told **Chuck** that the lawyer for the roof project was okayed by the Board. **Charlie** told **Chuck** that any second use of a lawyer was not even mentioned to the Board and will not be Board funded and is another example of the problems caused. **Charlie** motioned to accept the lawyer's statement and install the three new officers. The motion was seconded and passed. **Roz** and **Paul** had loan questions which were answered. Two names were offered by the new Board for open positions. **Carl** expressed his concerns about the confrontational atmosphere that was evident this year. He praised **Charlie** for his and **Ross's** efforts. The meeting was adjourned at 9:58 PM.

Submitted by:
Ross Nelson
Pembridge C - VP.