GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
November 2, 2017

In the absence of the president, Treasurer Randy Kuhl called the meeting to order at 10:04 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

Glenn Norton, Vice-President (via phone)
John "Randy" Kuhl, Treasurer
Carl Bauer, Director (via phone)
Tom Leiser, Director (via phone)
Earl Monari, Director
Joyce Morris, Director
Chris Gourdie, General Manager
Carol Post, Bookkeeper (via phone)

Richard Moore, John Rasmussen and Bryon Smith were absent.

The Treasurer announced a quorum was present and that the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

Under provisions for owner comments, there were no owners present to address the board, except for Robert Grable, who was on the agenda to give a presentation.

The minutes of the September 7, 2017 meeting were then presented to the board. There being no corrections to the minutes, the treasurer stated that the minutes of the September 7, 2017 board meeting stand approved as submitted.

Randy Kuhl then gave the treasurer's report. The Association ended September with a surplus of income to expenses of $4,888 for the month and $94,702 for the year to date. Operating cash was $1,261,704 and cash in reserves totaled $683,160. Reserve funds are up $131,925 since the beginning of the year. Mr. Kuhl asked if all the bills for the hurricane were in as of the end of September, and Carol Post indicated not all, but that the costs associated with this one weren't as prohibitive as in the past.

The next item on the agenda was a presentation from Waste Services for a valet trash service at Grenelefe. Mr. Gourdie indicated that Waste Services representative and condo owner Robert Grable had brought handouts, which he forwarded via email to those connecting via phone. Mr. Grable then gave a brief history of his experiences at Grenelefe since 1981, stating how it has gone from a private community to a renter community and cited problems with the current methods of disposing of trash. He presented two proposals for his company to provide trash valet service: One, to charge the community $30 per unit for each resident that signs up, $10 of which would go back to the Association. He stated that for this plan to work, they would need a minimum of 100 people to sign up. His second proposal was to charge $10 per unit to all units. He stated that Waste Services would police the property daily, raking and picking up any trash around the dumpsters and keep the grounds cleaned up.

When questioned where people would keep their trash, Mr. Grable indicated that residents would place their trash in cans between seven and eight in the evening, and Waste Services personnel would come by and pick up the trash at eight on a daily basis. The directors expressed concern about people putting trash out at times outside of these and also people who aren't paying for the service putting their trash out, too.

Mr. Gourdie then presented an idea he had had about making use of the vacant storage rooms by putting in roller bins for garbage, but he and the directors expressed concern about the negative impact it would have on the cleanliness and appeal of the laundry rooms. The concern was raised about trash attracting animals, and Mr. Kuhl stated that the major objection he hears to the Association's current method of handling trash disposal is the unsightliness of the areas and the health aspects of having garbage lying around. Mr. Grable felt that these concerns, plus the fact that residents have to put garbage in their vehicles to take it to the dumpsters, deters people from renting at Grenelefe.

Randy Kuhl stated that people often pull into the dumpster areas and throw garbage while sitting in their cars rather than stepping out and placing it in the dumpsters and questioned whether they would display the same irresponsibility if the Association went to a curbside type service. Mr. Gourdie stated that for any system to work, the responsibility would need to be taken out of the hands of the individual. When asked whether residents would be required to place their trash at their doors or carry it to the parking areas, Mr. Grable indicated whichever option the Association chose.

Randy Kuhl then asked if there were any other questions, and Robert Grable left the meeting room. Discussion continued for a short time. Mr. Gourdie stated that, in considering option two, $10 per unit per month would be a lot for Westgate, but that what the Association pays in lost productivity isn't free, either. The question was raised whether the board would be ready to talk about the options at the annual meeting, should the topic come up, and it was suggested that they could mention the proposals that were discussed.

The next item on the agenda was the general manager's report. Mr. Gourdie indicated that a lot of the report was hurricane related. He stated that there was not a lot of roof damage, other than some missing shingles, lift in flashing, and two roofs that had to be replaced at the lake lofts. He stated that several trees came down and that a balcony and screen room were damaged. Power was out to most of the property for almost a week and up to two weeks for parts of the property. He explained that there is no insurance coverage available, because the damages did not reach the $50,000 deductible.

Mr. Gourdie then gave a report on flooding at the lake lofts. He stated that 2017 has been an extremely wet year, and there have been several complaints about water standing around many of the lake lofts and even sightings of snakes and alligators. Knowing that portions of the lake loft area are wetlands, to learn more, he contacted the Southwest Florida Water Management District, the Polk County Flood Control Division, and the Polk County Roads and Drainage Division. He learned that the ground slopes upward from the edge of Lake Marion, which is 65 inches above sea level, to the street, which is 71 inches above sea level, with the middle of the lake loft area being 67 inches above sea level. The level of Lake Marion is currently 67.5 inches above sea level. Since Lake Marion drains into Lake Hatchineha, which is 15 feet lower, the water will eventually recede. In the meantime, trying to build berms or bring in fill would only exacerbate the situation or create problems on nearby property, which could open the Association up to lawsuits. He stated that the water levels aren't posing any danger to the lake lofts themselves, and that if water threatens the air conditioning condensers, they can easily be put on blocks. He stated that his opinion, based on what he had learned, was that the Association should do nothing and allow the water to drain. He indicated that he had already spoken to Carl Bauer, since Westgate owns 15 of the 34 units.

The next item on the agenda was the auditor's management letter. Chris Gourdie addressed the auditor's concerns with using the profit sharing portion of the 401K plan. He explained that although the plan has "profit sharing" in the name, it was not set up as a profit sharing plan. Mr. Gourdie explained that the plan could be renamed at a cost of $100.

The next item on the agenda was review of the lake loft meeting proposals regarding special assessments for repairs. Chris Goudie had provided the board with proposed letters noticing the owners of the meetings. Carl Bauer felt that scheduling three separate meetings would be annoying to the owners and that it would be better to send them all three options, with each option to be voted on separately at a single meeting. Mr. Gourdie stated that the attorney had recommended the three separate meetings; otherwise, it might appear that the board was trying to get them to vote for the most palatable choice. The question was raised whether presenting all three options at once would be confusing. The board agreed that the letters were good and ready to go out, but to ask the Association attorney at Saturday's annual meeting whether it would be better to have one meeting or three.

A discussion then ensued about the membership vote regarding term limits. It was recommended that John Rasmussen explain to the membership the purpose of the Association removing itself from the Florida Statute imposing term limits.

At 11:10 a.m., Tom Leiser moved and Earl Monari seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

Carol Post

Carol Post
Secretary pro tem