

Villa Towers Board of Directors

Annual Budget Meeting

December 7, 2022

Cathy Newman called the meeting to order at 4:01 p.m.

Roll call of Directors – Cathy Newman, Jeff Foster, Elizabeth Gittins, Maria Kaliniak, Tom Leng and Nhan Dinh

Notice of meeting – Confirmed posted in elevators and lobby on November 26<sup>th</sup>

Secretary Report (Elizabeth G) –

- Quorum was met with 7 submitted proxies and 28 owners present, 35 total (we needed 26)

Project Report (BOD members)–

- Tom L reported on Comcast, owners were calling CC and setting up their appointments, BOD scheduled replacement of the tv box in the card room & exercise room with HD (HD was a surprise, we were not scheduled to receive) & CC was replacing the WiFi with a Hot spot in the card room-these will reduce the telephone cost by 50%. BOD asked if anyone was having any issues with Comcast not being responsive. Please remember 90 days for CC to assist owners with equipment-end of January. Each owner will get 2 HD boxes and internet. Old equipment needs to be returned if setting up new equipment yourself.
- Jeff reported on Proton, FPL and Proton met to set up dates for the installation of the building's electrical panel installation. We are hoping they will be installed by the end of the year. The unit electrical panels are slowly getting installed. They are trying to get 4 installed/week. Fifteen panels have been installed and about 20 still need to be installed. Proton will contact you for installation. Owners could call them if they wished to try and book an appointment. Proton should be labeling the panel boxes.
- Elizabeth reported on Smart Coat painting. Painting project has been pushed to Jan 2023 because of the installation of the large panels. We are waiting for a start date. We will send out notices with important dates and info when balconies and common areas need to be cleared. The project should take about 2 months. Pool will NOT be closed for the entire project. They will start in the pool area and perhaps it will be closed for 2 weeks. They should give us notice as to when balconies need to be cleared. If owners are not here, they should have their balconies cleared or ask a friend. The painting will be done with rollers. The only sprayed location will be the lattice between the buildings. Cars will need to be moved from the building area. Shutters need to be opened on doors and windows. They will be caulking around the areas. They will not be painting the floors of the balconies.
- Cathy reported that the building was getting a new auxiliary pump installed on 12/10/22 on the roof for the hot water heater.

Budget/Treasurer Report (Jeff F) –

- Jeff reported on the operational portion-4 areas were impacted
  - ❖ insurance expense increased approximately 32%
  - ❖ cable tv-we are now paying the internet through our HOA increased 58% over budget
  - ❖ reserve item-milestone inspection/phase 1 study, a visual inspection of the building, part of the new regulation now in place-estimated expense 9K. If the qualified engineer determines there are issues, we may be required to do a phase 2 study which is more invasive and expensive
  - ❖ we have moved some minor maintenance expenses that were paid from our reserves and moving them into the operational account
  - ❖ Jeff & Cathy have attended numerous seminars on SB 4D bill to understand the impact of the bill on our building
  - ❖ SB 4D bill was signed into law April 2022 by Gov DeSantis and we are required to follow
  - ❖ Our approach is to comply with the law and if there are changes to make it better we will adapt & Jeff has agreed to that. There is much in the bill that is vague and not defined. There are not enough certified engineers. We are considered negligent if we do not comply. This is for 2 years and once we are fully funded, we could drop back to more normal fees. The VT BOD has never voted to fully fund-we had been supplementing with special assessments
  - ❖ There are 1.5 million condo units operated with approx 28K associations
  - ❖ There are 912,000 buildings that are older than 30 years
  - ❖ There are only 615 inspectors certified to complete the task of the milestone inspection
  - ❖ Restoration accounts in previous years were 36K-38K vs 284K NOW
  - ❖ HOA fees Jan 1, 2023
    - 30 stack \$1462.00
    - 29 stack \$803.00
    - 28 stack \$1383.00
    - 27 stack \$1383.00
  - ❖ Many concerns for owners from this bill
  - ❖ Call your legislatures, let them know you are not happy
  - ❖ Jeff will speak to our attorney for clarity on SB 4D
  - ❖ All new owners must be told what the reserves are, HOA fees, history of building, what construction has been done to building in past, what HOA fees are comprised of
  - ❖ Owners voted to accept the underfunding of reserves.
  - ❖ Owners voted to accept a compilation type financial report for 2023.
  - ❖ The approved budget and reserve will be available on the Board of Directors page.
  
- Susan reported on the Cosi meeting (organization of all the condos/homes on Singer Island, 11/12/22)
  - ❖ they recommended to take digital images of the items in your units for insurance purposes
  - ❖ by 12/31/24 buildings will need to comply with state law SB 4D, including milestone inspection for buildings with 3 stories or higher. They believe this

bill will be revisited in the upcoming session. Investigation into Champlain towers has not been completed. Feb 11, 2023 overview of SB 4D.

- Jeff made a motion to adopt the 2023 budget as it stands. Cathy N seconded. Jeff, Cathy, Nhan and Tom voted in Favor; Elizabeth and Maria voted against. Motion carried 4-2

Adjournment: At 5:26pm Jeff F made a motion to adjourn the meeting. Elizabeth G seconded. All in Favor. Meeting adjourned.

**OWNER COMMENTS– how detailed do you wish for these comments?**

- *(Tom B) internet-why aren't all units paying the same for internet?  
It is based on the bylaws & square footage, it is specified in FL state law 718-common expense, state law supersedes condo law and you cannot amend state law*
- *(Chris)SD-4D there are other options to fund: use a line of credit approx \$600,000 needed*
- *owners will suffer when they will go to sell, looking at those HOA fees to be lower*
- *what does it take to satisfy funding the reserves?*
- *is there a mortgage on this building?*
- *a banker suggesting they have been doing this for years is not a reliable*
- *can't we just pay the special assessment instead of increasing HOA fees?*