

## **MINUTES**

### **SPECIAL BOARD MEETING**

**NOVEMBER 29, 2005**

The meeting was called to order by Jerry Dehm, President. Present were Gail Christensen, Matt Grogger, Linda Deason, Dell Adams and Reid Potter. Bud Neuhauser was absent due to illness.

#### **APPROVAL OF MINUTES**

The minutes of the Annual Meeting were prepared but could not be approved because Joe Adams left with the vote tally for the non-candidate ballots. Debra Vogt has contacted Mr. Adams secretary to get the tally sheet to add the numbers to the minutes.

A discussion by the Board of the Annual Meeting and candidate campaigns took place. Matt Grogger asked Jerry Dehm to clarify what he meant in his candidacy resume when he stated his concerns about security on the property and what he meant by a "threat to life and limb". Mr. Dehm said he was referring to the elevators and the fact that he thought they were unsafe and that people had been stuck in them. Matt Grogger said that the recent Board had made and was making every effort to correct the situation as evidenced in the repairs already completed by virtue of the Special Assessment – Deficit/Capital and 2006 Budget. Linda Deason commented that the service from KONE had been improved in the past several months. Jerry Dehm said he felt he was expressing the concerns of the owners. Matt Grogger said he thought that the matter should have been addressed at a Board meeting rather than sending an anonymous fax to the State Bureau of Elevator Inspectors. Reid Potter said that a line should be drawn in the sand and that we should not reopen old wounds. Linda Deason commented that Dell Adam's had campaigned last year on the fact that a "click" existed on the Board and his impetuous in running for the Board was to break up the "click" and represent all the owners. Linda Deason said that his pre-election emails promoted the formation of a new "click" and that she felt that this was deceitful. Linda Deason also stated that she was the recipient of one of Dell Adam's emails in which he accused Linda of "being in Matt's camp". Linda Deason told Dell Adams that she did not appreciate his indication to owners that he knew her or of his accusing her of "being with anyone or on anyone's side." Linda Deason stated that she was her own person and would make her decisions and had made her decisions based on what she believed to be best for the community. Linda stated that she nominated Matt Grogger to be President because of the

good work he had done as Vice President. She also stated that in other organizations she had been a part of she had never heard of someone being elected to the position of President of the Board who had never served as a Board member. The process of advancement in organizations that Linda had served on in the past had always promoted volunteers from Secretary, to Treasurer, to Vice President and then to President. Matt Grogger asked Jerry Dehm to explain what he meant in his candidacy resume by the statement that he wanted to see more Board involvement in the daily operation of the association. Jerry Dehm stated that his resume was a compilation of his opinion and the opinions of those with whom he had spoken. Jerry stated that he wants close Board ties with management to avoid the financial losses of the past.

#### **MANAGER'S REPORT**

Debra Vogt announced that she had notified the Board of Directors via email on November 28, 2005 of her resignation. She stated that her contract requires 60 days notice and that she will continue to perform the function of property manager through January 28, 2006. Debra stated that she will assist the Search Committee in finding a replacement and will work to insure a "smooth transition". Debra stated that due to recent illness the Financial Report Orientation agenda item would need to be postponed.

A motion was made and seconded that a Special Board meeting for the Financial Report Orientation agenda item be held on December 8, 2005 at 2:00 p.m.

#### **NEW BUSINESS**

Reid Potter made a motion to add the signature of Bud Neuhauser to the signature cards of the bank accounts of the association at Bank of America. The motion passed unanimously.

Jerry Dehm requested that Debra provide him with a copy of the documents for all four buildings.

Reid Potter made a motion that Linda Deason be authorized to spend up to \$1,500.00 on QuickBook training, if she feels she is interested in the training. The motion was seconded by Dell Adams. The motion passed with all voting aye except Gail Christensen.

Jerry asked Linda Deason to review the list of financial statements necessary for Board meetings as was approved by the Board of Directors.

#### **COMMITTEE REPORTS**

**Jerry Dehm announced that he was forming new committees for the association. They are:**

- 1. Landscaping Committee to be chaired by Gail Christensen.**
- 2. Property Gate Committee to be chaired by Linda Deason. Committee members of past meetings have been Bob Giller, Frank Tata, Tom Hutchinson, Hendrick Deeweez and Jim Baldwin.**
- 3. Easement Establishment and Review Committee. Dell Adams agreed to chair the committee. Pro Tempore**
- 4. Building One Generator Committee chaired by Dell Adams.**
- 5. Association Manager Search Committee. No chair at this time. Members to be Jerry Dehm, Linda Deason and Gail Christensen with Reid Potter as alternate. Pro Tempore**
- 6. Building Committee to be chaired by Reid Potter.**
- 7. Building II Roof Committee. No chair or members at this time.**
- 8. Capital Improvements Committee. No chair but Reid Potter will serve on the committee.**

**Matt Grogger commented that the current Job Description of the Property Manager should be changed because the new committee management organizational structure would create overlapping responsibilities.**

#### **EASEMENT COMMITTEE REPORT**

**Dell Adams reported on the history of the easement agreements involving Punta Rassa and Ginny Johnson, the hotel(s) and Marina Acquisitions, Inc. aka Sanibel Harbour Marina and Yacht Club. At this point, Marina Acquisitions has agreed to the terms of the association and the Board is awaiting the documents from Steeven Knight's attorney.**

**A motion was made by Dell Adams and seconded by Gail Christensen for the Board to approve the easements agreements upon the exchange of a letter from Steeven Knight stating his intention to fix damage to the parking area and contribute \$6,500.00 to resealing on the condition that these agreements are reviewed and approved by association legal counsel.**

#### **BUILDING I GENERATOR COMMITTEE REPORT**

**Dell Adams stated that he believes that Building I is currently receiving emergency power from Building III. He stated that the Building III generator has more than enough power to also power the Building I elevator. He stated that, while he is an engineer and has done his calculations, he thought it would be prudent to have another engineer verify his calculations. Dell stated that if a generator was needed for Building I it would not need to be of the capacity proposed in the bids from Semmer Electric or Superior Power. He stated that it would be smaller and that he believed it could be mounted in the first floor garbage room.**

## **LANDSCAPING COMMITTEE REPORT**

**Gail Christensen, Chairperson asked the Board to define her responsibilities, her spending authority and from whom she needed authority to spend money on landscaping. It was discussed that committees serve in an advisory capacity to the Board and do not have the authority to spend money. Gail Christensen requested that funds be authorized for the planting of flowers in the beds for fall/winter. No motion was made to fund the planting of flowers due to the deficit in 2005. Reid Potter recommended that the current contract with the landscaping company be put on hold and discussed with the new property manager.**

## **DOCUMENT REVISION COMMITTEE**

**Linda Deason asked what was going to happen with the Document Revision Committee. She said that the committee had worked very hard on the documents and the association had paid for legal counsel in the pursuit of the revision process and did not want to see the committee and all it's hard work go to waste. Linda Deason stated that, after the Board had unanimously approved the documents before the election, she was amazed that Dell Adams had campaigned against them prior to the election.**

**A motion was made by Reid Potter and seconded by Linda Deason to reestablish the committee and to continue the process of revising the association documents. The motion passed unanimously. Evelyn Potter volunteered to continue to serve on the committee. Matt Grogger said he would have to consider chairing the committee again. He said that it would be a waste of time and effort if the Board would not agree to support the documents after they vote to approve them again. Linda Deason said that Board members with objections have to make them known and discuss them openly at meetings if there will be any chance of successful passage in the future.**

**A motion was made by Reid Potter and seconded by Dell Adams to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 12:05 p.m.**

