

## Draft

### East Horizon Condominium Association, Inc. Annual Meeting Minutes Thursday, February 17, 2022

**CALL TO ORDER & CERTIFYING OF PROXIES:** The meeting was called to order at 7:00 p.m. by Roger Kesselbach. A quorum of the membership was established with 45 owners present either in person or by proxy. Also present was Sarah Miles of Vesta Property Services (VPS).

**PROOF OF MEETING NOTICE:** Sarah Miles presented a notarized affidavit, stating proper notice was given as per Florida Statutes.

**PRIOR YEAR'S ANNUAL MEETING MINUTES APPROVAL:** Gerald Dillon made a motion to approve the 2021 Annual Meeting Minutes as written, seconded by Jim George and approved unanimously.

**REPORTS OF OFFICERS:** Roger Kesselbach complimented the Board and Committees for the work and improvements that have been achieved in 2021. He stated that the pool project was completed on schedule.

Gerald Dillon asked if the concrete restoration project is completely finished, which was confirmed by Roger. The work performed is also under a five-year warranty from the finish date.

Diane Lorello stated that the Association ended the year on budget. The reserve budget was off by roughly \$200,000, partially due to the concrete restoration project, but mostly due to the roof replacement and roof foaming of building 403. Roger pointed out that the new foam roof will prevent leaks and damage to the roof caused by AC units.

Diane mentioned that the Board had originally planned to get the asphalt done in 2022, but this will be postponed until next year in order to build up the reserves. She also stated that the Association benefited from the insurance settlement Roger was able to negotiate due to construction defects. Without this settlement, the 2022 dues would have been raised by \$75.

Roger stated that the insurance for 2022 was anticipated to increase by 20-21%, however, the Board received a proposal with a 49% increase. Roger has been working with the insurance broker to obtain proposals from other carriers and was able to secure insurance policies with a 21% increase.

Diane stated that the projects for 2022 include the replacement of the flooring in the common areas, the pool project, and potentially the replacement of the rec room furniture which will be discussed at the Board meeting. She also mentioned that the Board is working on upgrading the website to a much more user-friendly interface.

**REPORTS OF COMMITTEES:** N/A

#### **ADJOURNMENT:**

With no further business to discuss, Gerald Dillon moved to adjourn the annual members meeting, seconded by Robin Postal-Sandland. Meeting ended at 7:40 p.m.

Respectfully Submitted,  
Sarah Miles  
Vesta Property Services