

Tailored Management Concepts

1451 W. Cypress Creek Road Ft. Lauderdale, FL 33309

www.tmc-management.com

(954) 982-7786

TREVI AT THE GARDENS HOMEOWNERS' ASSOCIATION

Board of Directors

Minutes of Regular Board Meeting

Monday, February 11th, 2019 at 6:45 PM at the Pool

1. **CALL TO ORDER** – Keely Mann called the meeting to order at 6:46 p.m. at the pool.
2. **ESTABLISH QUORUM OF BOARD OF DIRECTORS**
 - a. **Board Members** Keely Mann, Randy Tappin, Stephen Colberg, and Renee La Grenade were present. Bill Abelkop was not present.
 - b. **Others Present** Danielle Wright, Manager and 4 homeowners
3. **APPROVAL OF MINUTES** - The minutes of the prior board meeting were read and approved as submitted.
4. **OLD BUSINESS**
 - a. **Ratio of Renters** – Board reviewed number of votes submitted and asked that management consult legal counsel on 80% or 75% required.
 - b. **Relocation of Trevi Sign:** Renee La Grenade motioned to have project tabled to 2020, however, to still obtain quotes for 2020. Seconded by Keeley Mann, no further discussion, all were in favor, motion passed.
 - c. **Entrance Lighting** – Renee La Grenade motioned to obtain additional proposals for entrance lighting and sidewalk lighting. Seconded by Keeley Mann, no further discussion, all were in favor, motion passed.
 - d. **Irrigation** – Stephen Colberg motioned to allow Sureflo a \$300 monthly preapproved expenditure for repairs during irrigation wet check. Keely Mann seconded, no further discussion, all were in favor. Motion Passed.
 - e. **Announcements & Weekly Schedule** – Management advised schedules are posted on the communities website calendar.
 - f. **Pest Control** – Vulcan to supply proposal regarding bait stations, if proposal is equal to current contract with Beach Environmental. Management is authorized to terminate Beach and contract Vulcan.
 - g. **Roof (Repairs and Maintenance) & Insurance** – Renee La Grenade motion to approve Best Roofing proposal for current roof repair needed, seconded by Stephen Colberg, with no further discussion, all were in favor. Motion passed. The board further requests management to have legal counsel render official opinion regarding association responsibilities.
 - h. **Landscaping Responsibilities** – discussed during roof item.
 - i. **Drainage Issue at Entrance** – Management advised the County has had engineers out to review the drainage issue to make corrections. Management will follow up on progress.
 - j. **Fitness Center** – Management is obtaining quotes for new and repair of equipment. Homeowner requested a recumbent bike.
 - k. **Year End Financial Reporting** – Management has sent all items needed to CPA for completion of Year End Financial Report
 - l. **Maintenance Contract** – Board would like proposal for consolidating Janitorial Contract with Maintenance Hours.
 - m. **Bulletin Board** – Keely Mann will continue to oversee Bulletin Board.
 - n. **North Fountain Pond** – Work order was issued for repair, All State came onsite, and no issue was found.
 - o. **Tree Trimming** – TMC presented 2 bids from Only Trees (\$11,611) and Tree Services Unlimited (\$8,435) – Renee La Grenade motioned to accept proposal from Tree Services, seconded by Stephen Colberg, to be scheduled before Hurricane Season – no further discussion, all were in favor. Motion Passed.
5. **NEW BUSINESS**

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- a. **Meeting Dates for 2019** – Annual and Budget to be held in conjunction with each other in December of 2019. Board meetings will be held the 3rd Friday of April, July and October at 6:45 PM onsite at the pool. Date, time and location can be changed by the Board of Directors.
6. **HOMEOWNER COMMENTS**
7. **ADJOURNMENT** – Stephen Colberg motioned to adjourn meeting at 7:56 PM, seconded by Renee La Grenade. No further discussion, all were in favor. Motion passed.

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