

Lemon Bayview Villas Zoom Board Meeting

Thu, June 26, 2025

Minutes

Attendees:

Larry Malmquist, Rick Goodwin, Condo Manager Bernard Doogue, Chris (part time)

The meeting started at 11:06 AM as a quorum of directors was present.

Elevator Update and Electrical Work Status

Bernard Doogue reported on the status of the elevator project, indicating that Nichols Contracting has started electrical work but requires FPL to turn off the power for further progress. Once FPL has switched off the power, a new electrical panel will be installed by Nichols Contracting.

The installation of the new elevator cab is dependent on Florida Elevator, which has not confirmed a completion date. A cut Sheet has been provided, for selection of the interior panels of the elevator. Doogue is actively following up for updates and will inform the team of any definitive timelines.

Pool contract costs:

The board also reviewed the pool contract costs and the need for clarity on specific expenses.

Reserve method:

Discussions on reserve funds highlighted the importance of strategic financial planning, with Goodwin suggesting pooling funds to cover significant upcoming expenses, particularly for painting and repairs.

Prioritizing Maintenance Projects:

The meeting concluded with a focus on prioritizing maintenance projects

Leasing policies:

A committee was proposed to streamline the leasing process, ensuring that the board is informed about new tenants. The group also discussed the need for quotes on various projects, including awnings and fire-rated doors, and acknowledged the challenges in sourcing reliable contractors. The meeting wrapped up with plans for future discussions on ongoing projects and the

Document Revision:

Larry emphasized the importance of gathering additional owner feedback before finalizing any documents.

Changing the Association's fiscal year

Larry Malmquist proposed changing the fiscal year to start in April to comply with Florida law, allowing for the annual meeting to occur in January or February.

Irrigation problem:

Larry, reported an leaking sprinkler head identified by a neighbor. Bernard will follow up.

HOA vs. Condominium Association Clarification:

Larry Malmquist reported that Lemon Bayview Villas is a Condo Association

Background checks:

Based on the input from Gail, the Board agreed to make background checks optional

Pets are prohibited:

Based on feedback from Chuck, pets are prohibited for lessors or tenants. Malmquist will revise the summary document to reflect these changes and share it with the board and Cindy.

Discussion on Florida Bill 913 and Online Voting

Larry Malmquist addressed Florida Bill 913, indicating it could facilitate online voting with just a 20% ownership approval. He proposed an immediate vote to prepare for this change, while Rick Goodwin questioned the need for outside verification under previous laws.

Bernard Doogue advised caution and suggested waiting for the bill's approval before proceeding with any voting decisions.

Financial Updates

Rick Goodwin had produced a budget versus actual schedule for 2025 and raised certain areas of concern.

Concerns were raised about the high pool contract costs, with discussions on whether some expenses should be attributed to hurricane cleaning or issues related to new equipment installation.

Discussion on Reserve Funding Strategies

Larry Malmquist initiated a discussion on reserve funding, questioning whether to maintain individual reserves or shift to pooled reserves. Bernard Doogue agreed with the suggestion to create a reserve for storm damage and highlighted the need for realistic budgeting based on current and future costs, and annual revisions based on revised actual costs at that point in time.

Rick Goodwin expressed concerns about the long-term funding of reserves, noting that owners may not benefit from the reserves they contribute to.

Financial Planning for Maintenance and Repairs

Rick Goodwin raised concerns about the adequacy of reserve funds for upcoming maintenance, particularly the \$21,000 allocated for painting, which is due for renewal.

He proposed pooling funds from various reserves, including those for elevators and roofing, to better address financial needs.

Larry Malmquist supported this idea, acknowledging the benefits of recent settlements that have allowed for maintenance without depleting reserves.

Discussion on Budget and Project Updates

Bernard Doogue and Larry Malmquist discussed the budget, with Bernard agreeing on the need to start fresh. Chris joined the meeting after experiencing phone issues, and Larry noted that they would proceed to review the project sheet.

Property Maintenance Discussion

The Board discussed the steep costs of stucco repainting, deciding to pursue touch-ups instead. Larry Malmquist suggested obtaining a second bid for comparison.

Discussion on Awnings and Fire Door Quotes

Larry Malmquist highlighted the urgency of obtaining quotes for fire doors to address concerns from the fire department regarding occupancy.

Awning Quotes:

Bernard Doogue shared quotes for awnings, expressing frustration over the high prices and challenges in finding reliable contractors. The group agreed to prioritize the projects and consider alternative options for awnings.

Landscaping Proposals and Tree Removal Discussion

Bernard Doogue presented three landscaping proposals, while Rick highlighted budget constraints. Larry Malmquist mentioned the committee's plan to begin with the sod and suggested gauging owner interest in a special assessment.

This project would start in the Fall, when more owners return and they

Can assist with regular watering of the additions.

Reliability of the Irrigation System:

The group expressed concerns about the irrigation system's reliability and the timing of landscaping efforts, suggesting waiting until more owners are present.

Tree Removal Project:

Two proposals have been received, and Rick will check whether the proposed tree, to be removed, is dead, before deciding to cut and remove the tree.

Financial Updates and Refund Discussions

Larry Malmquist asked about the financial resources for ongoing projects, and Rick Goodwin indicated that there are still funds from a special assessment.

Refund of Milestone Inspection Payment

Bernard Doogue announced a refund of \$4,450 for the milestone inspection.

Possible Dock repair Overpayment:

Additionally, Rick raised concerns about a potential overpayment to a dock contractor, prompting Bernard to investigate further, whether by gathering documentation to support their claim.

Prioritization of Maintenance Tasks

Larry Malmquist proposed a list of five maintenance tasks for prioritization, which included doors, stucco repair, landscaping, lighting, and awnings.

Rick Goodwin agreed that fire doors should be prioritized, followed by stucco and paint touchup while also highlighting the need to address the replacement of Rick's front door awning, as an emergency.

Thereafter landscaping and irrigation would go hand-in-hand and also lighting and then new awnings would be in fifth place

Action Items:

- * Larry Malmquist will propose moving the fiscal year to start in April to allow the annual meeting to occur in January or February.
- * Bernard Doogue will follow up with the contractor to get a second quote for the stucco repair.
- * Larry Malmquist will send out the updated summary document on the proposed revised documents, responding to comments from the Board and prepare a simplified version for Cindy.
- * Bernard Doogue will get a breakdown of the pool contract costs to determine if hurricane cleaning is included.
- * Bernard Doogue will get a quote for the two fire doors needed for the stairwell.
- * Bernard Doogue will arrange for the removal of the Cook's ground floor awning using a handyman.
- * Bernard Doogue will follow up with Dalton Landscaping company to confirm if they will handle maintenance as well.
- * Rick Goodwin will check the condition of the banyan tree and report back on whether it should be removed.
- * Bernard Doogue will gather substantiation regarding the overpayment to the dock company and follow up with them.
- * Bernard Doogue will follow up to clarify the confusion regarding the job number and the deposit related to the repair work.
- * Larry Malmquist will send out a letter to all owners reminding them to respond with any comments regarding the proposed revised Condo Association documents
- * Bernard Doogue will issue the minutes of the meeting to the entire community after receiving input from the board.

The meeting adjourned at 12:36 PM