

MINUTES OF EVERGLADES CLUB Board Meeting

AT CLARK CENTER AT 9 AM ON 3-22-16

President Pease determined all five officers were present.

Owners present: Janet & Peter Breloff, Jean Lyons, Suzanne Gay, Barb Vogel, Robert and Michele Mills, Vicki Denning, Pam Sonderby, Lance Johnson, Pat Peters, John Freeman, Susan Fletcher, Ray McLevish and Duane Bloomquist.

A motion to waive the minutes of the Everglades Club meeting on 3-7-16 was made by Dave Lyons, seconded by Mike Sonderby and the vote to approve was unanimous.

Treasurer's Report: None

Summer Officers: On a motion by Myron Johnson, seconded by Mike Sonderby, Greg Givens and Libby Blanton to be summer officers again. Vote to approve was unanimous.

Parking lot: Duane Bloomquist reported the parking lot will be re-sealed, new stripes, damaged bumpers will be replaced, all repainted and renumbered. This work will start on May 9th. Myron will let owners know when they can use the parking lot again after it properly dries.

Roof update: Dave Lyons gave a report on the re-roofing project. It should be finished within a couple of weeks. A special thanks was mentioned for all the long hours Dave has put in overseeing this project.

Web site for Everglades Club: President Pease had talked to owner Robert Mills about the possibility of the Everglades Club having their own web site. Robert explained some of the advantages of a web site. The cost would be approximately \$200 and an additional \$200 annually for a Web Master. Some training to use the web site will be necessary. Users would be limited and a password would be required. A motion to proceed with setting up a web site for the Everglades Club was made by John Denning and seconded by Dave Lyons. Vote to approve was unanimous. Robert Mills will handle and supervise the project.

Insurance Update: Mike Sonderby and President Pease will consult with Property Manager Denise Wills to investigate additional insurance options to lower our hazard insurance. At a previous meeting, the Board agreed that Mike Sonderby and President Pease will have the authority to sign new insurance contracts.

Painting the building: John Denning, chair of the landscape committee gave an overview of the

work and progress of this committee over the past two years. His report included information on selecting a color for painting the building, selecting name plates and unit numbers for all

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Owners. New light fixtures were also selected. The committee has obtained a bid to remove all the cement in the court yard and outgoing sidewalks, including removing the cement fountains and install pavers like the ones installed the summer of 2012. This bid would also include necessary drainage, lighting and landscaping. The contractor will explain the project and answer questions in a meeting set for Wednesday, March 30, 2016. The Board will need to obtain a second bid for a project this large.

On a motion by John Denning and seconded by Mike Sonderby, the board unanimously approved a vote to have Moore Property Management send out to all owners a picture of the color the committee selected, along with a color sample. The owners will need to respond with at least 22 affirmative votes to change the color of the building from white to a different color. (Owners please note...your vote needs to be returned to Moore Property Management in the appropriate envelopes within the 14 day limit to be counted.) The Board will wait for the vote response before moving forward.

Paying for the projects: Mike Sonderby, treasurer, estimated we should have approximately \$90,000 in reserves at the end of 2016. He checked with the bank about borrowing additional money and found we could borrow additional money. If the amount was over a year in repayment, it would not be a line of credit, but instead a term loan. An assessment of approximately \$100 additional dollars a quarter for the next 3 years would probably cover the term loan. It appears that some owners would prefer to pay the entire amount in one payment, where others would request payments over time.

President Pease reminded the owners that large capital improvements, other than roofing, painting and paving, will require a majority vote of the 42 unit owners.

A motion to adjourn was made by John Denning, seconded by Dave Lyons and the meeting was adjourned at approximately 11 am.

Respectfully submitted,

Myron Johnson

Secretary