

Concord Arms Condominium Association, Inc.

Board of Directors Meeting – November 4, 2019

As a quorum was established and notice was properly posted, the Concord Arms Condominium Association Board of Directors Meeting was called to order at 3:00 PM by the President Gordon Anderson in the Sunset Harbour Clubroom 2598 Gary Circle, Dunedin, FL 34698.

Directors Present: Gordon Anderson, Nancy Baker, Nancy Spiegel, Gary Sherry
Terri Yanick
Also Present: Sue Marino - Monarch Association Management, Inc.

1. Reading of Minutes from Annual Meeting held on August 27, 2019.

Minutes were not available for reading.

2. 2020 Annual Budget Review:

- a. **Line Item Review of Annual Maintenance:** Board reviewed the Proposed Partially Funded Budget by line item. The Proposed Partially Funded 2020 Budget would remain the same as 2019.

Two Bedroom – 5.5%	\$513.55
One Bedroom – 4.0%	\$383.34
Studio - 3.0%	\$296.53

- b. **Review of the Reserve Budget:** Based upon the Reserve Study the 2020 Proposed Fully Funded 2020 Budget using the Component Funding Straight line calculations would be:

Two Bedroom – 5.5%	\$600.45
One Bedroom – 4.0%	\$454.60
Studio - 3.0%	\$350.70

The Budget Meeting will be held on December 16, 2019 at 3 PM in the office of Monarch Association Management. The proxy will include owner vote For or Against Fully Funding the 2020 Budget.

3. Painting needs for Insurance Company:

Ken Avery present proposal in the amount of \$2,600 to pressure wash and paint the walkways and stairs with heavy aggregate and touch up rusted areas at pole. This items was cited by All Lines Insurance as being a slip and fall hazard. Work will commence in about two weeks.

4. Old Business – No Old Business at this time.

5. **New Business** – On going issue regarding Unit 8A's tenant playing here television volume after 10 PM. Following discussion: Sue was asked to send a letter to the complainant (LJ Wood) informing her that the documents actually note 11 PM as the noise curfew hour. Further, asking her to cease direct contact with the tenant and letting her know that the tenant is using a listening device to block any noise from disturbing others after curfew hours.

Nancy Spiegel as Sue to provided a contact phone number in the letter and instruct LJ to call her if the noise from 8A's tenant disturbs her again and she will handle the situation.

Adjournment:

Being no further business meeting adjourned.

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem

These Minutes Have Been Approved.