

PORTER COURT CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
Open Conference Call
Via Zoom
January 27, 2022

1. CALL TO ORDER

President Al Montgomery called the Annual Meeting to order at 10:05 a.m.

2. CERTIFY OF QUORUM

There were eight members present and three members represented by proxy for a total of eleven members represented. A quorum was obtained. Operations Director Sterling Christian and Property Manager Reneé Tompkins were present on behalf of Management.

4. PROOF OF MEETING NOTICE

Proof of meeting notice was provided by affidavit signed by Association's Property Manager Reneé Tompkins

5. MINUTES OF PREVIOUS MEETING

President Al Montgomery moved to approve the prior annual meeting minutes of January 28, 2021. Secretary/Treasurer Tom Bond seconded. The motion was approved unanimously.

6. PRESIDENT'S REPORT

President Al Montgomery noted that he was appointed as the new president in September when prior president Sally Mughnerini sold her Porter Court unit. Bonnie Brown was appointed as Vice President. Al noted progress is being made on upgrades and plans are underway for further maintenance and other items

7. YEAR 2021 FINANCIAL REPORT

Secretary/Treasurer Tom Bond indicated that the association was in good financial condition and finished out the year under budget, as the budget has estimated high on the insurances, which came in under the budget by an amount of \$18,000. Additionally, there was an ending excess operating cash balance of around \$27,000 for last year that has been rolled over into this year.

Projecting budget-wise in 2022, Tom indicated that nothing has changed since the budget was completed in November. President Al Montgomery stated in 2022 there is a 2% increase in dues. Operations Director Sterling Christian noted there's about \$50,000 of budgeted work noted in the reserve schedule and those items were based on need; \$36,000 will be added in this year which will maintain the balance of the flow of money going in and out. Money was added to the reserves that had been spent. Additionally, the roof estimates were a little lower than what the cost actually was, and that money will have to also be replaced.

8. UNFINISHED BUSINESS

The Board discussed the pool table tops & legs are scheduled to ship on February 2nd from California. Two chairs that looked like the finish was peeling off was actually the plastic wrap on them that was peeling.

9. NEW BUSINESS

President Al Montgomery introduced the Board of Directors and indicated how long they have been Porter Court residents. Al, 22 years; Tom Bond, 3 years, and Bonnie Brown, 1 year.

President Al Montgomery made a motion to roll over the excess member revenues to the following year. Vice President Bonnie Brown seconded. The motion was approved unanimously.

President Al Montgomery made a motion to allow the use of reserve funds in the case of a disaster. Secretary/Treasurer Tom Bond seconded. The motion was approved unanimously.

Secretary/Treasurer Tom Bond gave an update on the Hotwire installation. He noted that mid-February is the target date to go live, and then it will take up to 2 weeks to do the internal tests. The first step was bringing the wire to the unit, then the cold install (67% have had it done.) And then the hot install is done where they install and activate. The target date for the final install is end of February to mid-March. If you have any questions about the installation in your unit, please contact Marcell Travieso, the Hotwire onsite installation manager Marcell.travieso@hotwirecommunications.com or 954-548-2475.

President Al Montgomery reported that TAMPOA is going to be replacing all the residential signs facing the street. The signs will have the address number and Porter Lane (not Porter Court). The cost of the signs will be paid by TAMPOA.

Termite tenting was discussed. One building has been tented, but no other building is set yet to tent. The plan is to do one building every two years, but it has not been decided yet in which order that will be.

Roof repair was discussed. There is a plan to upgrade and repair the roofs. Building 405-409 was the "pilot" project, and now they have a firm estimate of the cost going forward. An owner brought up the pool house roof and asked if it should be repaired. The Board didn't see any issues with it, and perhaps it only needs a good power washing. The owner mentioned that there is rotting on the pool siding, doors and pergola. The Board noted it would take a look at it. They are scheduling a walk-through with Property Manager Reneé Tompkins and Maintenance Manager Danny Franco to make a list of the improvements that need to be done to the exterior of the property.

The Board discussed the repairing of the upper level decks, most of which are the original decks. Treasurer Tom Bond suggested that maybe just a fresh coat of paint was needed but they will take a look at them more thoroughly during the scheduled walk-through and to make sure they are structurally sound.

The Board discussed the possibility of upgrading the landscaping. President Al Montgomery has spoken with Micheal Johnson from Excel and also asked the owners present to tell the Board if anyone has any suggestions. Most owners say they are happy with the landscaping.

There was a discussion of the Covenants and By-Laws and the need to review them to see where are the gaps, if any, between TAMPOA's and Porter Court's. Operations Director Sterling Christian said that TAMPOA reviewed all their documents and updated them a few years ago. He further explained the differences in the documents. The Covenants state what rights we have; the By-Laws are the procedures for running the Association and include rules in place, and the Articles of Incorporation establishes the Association. The Porter Court Covenants still

have the reference to the developer, Pritam Singh, in them. The provisions can be amended, but generally not a lot else needs to be updated. You would need a 75% affirmative vote of all owners to amend the Declaration and a 2/3 majority vote of the homeowners to amend the Bylaws; the Board can approve changes to the rules. Vice President Bonnie Brown stated that her goal would be to look at each document and review the content of each and then report her findings to the Board.

The Board decided it was time to change the gate code for the four Porter Court gates since it hasn't been done in 14 years. It will be scheduled, and an email will be sent to the homeowners advising them of the change.

The need to upgrade the bike area with good racks was discussed, and that there was a plan in place to work with Excel. The cleaning of the pool furniture was discussed. Owner Jeff Smith has washed the furniture, and the Board sent him a big thank you and said that anyone is welcome to help out as well. The pathway lights are getting old and need to be assessed. A question was asked as to when the new pool sign will be installed, as it has been since summer that it was replaced.

Some items regarding the trash area were brought up: Micheal with Excel has been hauling the trash away, the fence needs painting, and the bins are put away in a different way every week.

10. QUESTIONS AND COMMENTS

Owner Ed De More has complained that one of the Post Office lights shines into his bedroom and wondered what can be done. He has contacted the Post Office, but they wouldn't cooperate. It was changed to an LED light which is extremely bright and disturbs his sleep. He asked if there was a good way to approach it. Operations Director Sterling Christian noted that since the Post Office is a federal installation, it might be difficult to get them to change the light, so it might be best to try to approach them in a friendly way.

11. ADJOURNMENT

President Al Montgomery moved to adjourn the meeting. Vice President Bonnie Brown seconded. The motion was approved unanimously. The meeting was adjourned at 11:20 a.m.

Respectfully Submitted,

Reneé Tompkins
Community Association Manager