

Pheasant Hollow Condominium Association Meeting

2/7/19

Present: President Raleigh Kaminsky, Treasurer Bob McKeon, Vice President Chris Pirics

Owners Lee and Diane Madetzke, Kathy McKeon

Hunter's Ridge General Manager Don Huprich

- Meeting Call to Order 2:29 p.m.
- President's Update
 - Email was sent out in January informing owners about new improvements, plantings, painting repair work on Hiram Street. Also included were reminders about safety and courtesy at the pool
 - We will print out the email to hand out to renters at next pool party
 - Pool party held Feb 6 and a fun time was had by all. Great attendance
- General Manager's Update
 - New trees planted on Hiram include foxtail palms
 - Monitoring hard wood oaks for future damage and hurricane impact
 - Environmental and hurricane impact lingers in HR
 - Roof repairs from Hurricane Irma damage on Hiram units completed by Atlantis Roofing - replaced 700 broken roof/cap tiles
 - Cost was \$25k and will come out of our roof reserves as it was not enough to fall under an insurance claim
 - Don expressed concerns about roofing industry in our area and scarcity of materials and rising costs
 - Single family home costs in general have increased from \$15-20k to \$50k
 - Bob suggested some plantings around storm drainage pipes that drain into the pond along the 13th fairway
 - Don will look into this when the water tables become lower
 - Pine straw will be laid between 14th fairway and east buildings – but at the current time there is a shortage of the straw due to damage to the trees during Hurricane Michael this past fall
 - Raleigh asked that the lights at pool house (by bathrooms) get cleaned

- Raleigh asked that the fence to the east of the pool house been cleaned of rust (near corner of pool house)
 - Chris P. will ask pool maintenance men to look at the situation and complete the work
- Lee said the plantings near his unit are wilted. He will send an email to Chris Durfey (Scotty) to take care of.

- Financial Update
 - Bob distributed Income Statement - December 2018
 - All units occupied and current with HOA fees
 - Accounting and Legal fees are above projected
 - Don will check with Lisa about the expense
 - Total Net Loss for 2018 = \$575.69
 - Discussion on roof reserves
 - Don suggests no changes in assessments or investment until 2020
 - The PHCA wisely increased the quarterly assessment to include additional funds for the roof reserve.
 - Pool furniture
 - Current furniture is original and needs to be replaced. New loungers, tables, chairs, umbrellas will be a benefit that all can enjoy
 - High boy loungers are approximately \$250 each. Table, chairs, and umbrella sets are about \$1,000 for each set. We will need approximately 10 loungers and 4 table sets
 - Raleigh favors fabric mesh as opposed to straps.
 - Leisure Furniture is our wholesaler and repair vendor. They can also refurbish old furniture at a lesser cost.
 - Don will call them and set an appointment to have us look at options/costs
 - Don estimates \$6500 to \$7500 for new furniture which could be taken from Exterior Reserves
 - We will need to find a home owner/s who would be willing to store the new furniture in garages over the summer so we can protect our investment from the elements. Old furniture can be put out during that time

- Motion made by Chris Pirics to purchase pool furniture not to exceed \$10,000 with funds to be taken from the Exterior Reserves. The motion was seconded and approved.

- Annual Meeting is required with 14-day notice with officers present
 - Agenda to be developed
 - Meeting will be held by end of March. Raleigh will get some available dates.

- Meeting adjourned – 3:26 p.m.