

Miles Grant Condominium II, Inc.

Board of Directors Meeting

Wednesday, April 20, 2022

At 10:00 a.m.

Located: Miles Grant Condominium II Pool

Minutes

1. **Call to Order:**

President, Vanessa Diaz's husband aka Ed Diaz called the meeting to order at 10:04 a.m. The Board of Directors' Meeting was held at the Miles Grant Condominium II Pool.

2. **Roll Call:**

Present, Ed Diaz, Ed Smith, Don Madison, Kathleen Sweeney, Robert Stonebridge, William McKinnon and Steve Fox from Advantage Property Management, Samantha VanDonkelaar.

3. **Minutes:**

A motion to approve the meeting minutes from March 16, 2022 was made by Ed Smith, seconded by Bob Stonebridge and was approved unanimously. Motion carried.

4. **President's Report:**

President, Ed Diaz provided the following, volunteers great response and many new volunteers . Welcome Committee, Art Committee will be painting a wall mural at the pool, Building & Architectural Committee has an aggressive wish list. We will start clearing the lines. Big thank you to all volunteers and to Steve H our maintenance man. Ed met with all the new 2022 phase Presidents and a number of concerns were discussed one issue was the Air B and B and Blackstone is a large hedge fund company that is buying homes and renting. This issue is being looked at with guidance from counsel.

5. **Treasurer's Report:**

Treasurer, Steve Fox provided the Treasurer's Report for February 28, 2022, admin expenses over budget due to legal fees and perimeter road expenses is over more than usually. Cash YTD surplus is currently over \$6,000. March will be more informative being that it will reflect the whole first quarter for

Committee Chairman Reports:

1. **Pool/Waste/Recycling:**

Ed Smith remained the members that boxes must be broken down prior to placing them in the recycling bin. Ed reported that the party was a great success. The pool chairs were re-strapped, big thank you to all the volunteers who assisted with this.

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2. **Rules/Regulations/Parking:**

Robert Stonebridge reminded all members of the Rules n' Regulation, closing up for the summer, remember to close your shutters, make sure you remember to shut the water off to your unit, AC is recommended to be set at around 80 degrees do not shut off and run your humidifier, perimeter road walking safety concerns, backing into your parking spaces is not permitted as the exhaust could be going into the unit, please be mindful of the speed limit throughout the community.
 3. **Sales/Leases:**

Kathleen Sweeney, reported that we have had four (4) sales year to date with one (1) sale pending. If any new members need a copy of the Rules and Regulation book you can pick one up at the office, the Rules and Regulations is also posted online.
 4. **Architectural:**

William McKennon reported the chaise lounges were repaired, beautification committee buildit call up and installed new plants, all workin must be approved prior to any work being completed, all work must be done by a licensed contractor and proof of their license and insurance, trash can not be placed on the landing of the stairs. Ed Diaz provided a very important message to the members regarding instant hot water heaters they are not permitted, they are burning up the bus bars and causing all kinds no structural changes are to be taken place without additional review.
 5. **Website & Communications:**

Don Madison reported that the website is constantly being updated as new information is available to be posted.
 6. **Old Business:**
 1. **Welcome Committee:**

Sebastian offered a quick update on what the committee has done so far and plans for the future. Working on working with the building captains and new owner welcome information.
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2. Beautification Committee:

Alicia on the activities that the committee has done so far, they are focus on the pool area right now, any members who are leaving for the summer and have some plants that they might want to donate. We are always looking for volunteers to help dig big holes. Five of the members are year round members.

3. Art Committee:

Anita Jones showed the members a sample of what the proposed wall mural will be at the pool area.

8. New Business:

1. Copy of DBPR Complaints
2. Leak Detection
3. Looking for Building Captains: We are looking for more buildings Captains.

9. Adjournment:/Next Monthly Meeting:

Meeting was adjourned 10:44 a.m. by Don Madison, seconded by Ed Smith. Motion carried. Next Board Meeting will be May 18, 2022 at 10:00 a.m. at the Miles Grant II Pool

10. Announcements: