

MONTE CARLO TOWNHOMES HOA, INC.
Board of Directors Meeting
October 8, 2018
Minutes
Pool Area

Present

President – Alfonso Cruz

Director – Tikia Hodge

Absent

Vice President – Bryan Hagopian

Secretary – David Bell

Treasurer – Federico Andres

Resident present 4

Representing ASF – Ron D’Oria Certified Manager Community Associations

Call to Order 7:20 PM

A quorum of the Board of Directors was not present at the meeting; therefore, no minutes were approved, and nothing was voted on.

Board Members and Management gave property up dates and answered questions.

Treasurers Report

Ron gave the financial overview report, going over all monies in the operating and reserve accounts. As of September 30, 2018, in the operating account there is \$63,121.63, and in the reserve account there is \$308,032.11.

Property Updates

Tree Trimming – Rock & Rose Tree, are trimming all the trees, both hardwoods and palms, in the back of the units, and the palm tree seed pods in the front of all the units. Rock & Rose is doing the job at a saving of \$10,000.00 to the association when compared to the other proposal.

Painting the Buildings – Management got a paint spec from Sherwin-Williams paint and got a proposal from Coastal Painting to clean the roofs and paint all the buildings and the pool house. The price is \$105,000.00. The Board will be discussing passing a special assessment in 2019 to paint the property.

Roof replacement – Life remaining on the roofs are between 8 – 10 years. To establish a baseline on how much it will cost to replace the roofs, so the Board will know how much they will have in reserves and how much will be needed, management received a proposal from A & M Fox Roofing. To replace all the roofs including the pool house roof today will cost \$1,230,000.00.

Parking – The Board, once again, made it clear that any owner who has a guest stay over for the night, or for a few days, must call the towing company and register the vehicle and get an overnight parking pass, or the vehicle will be towed from the property at the owner’s expense.

Next Board Meeting will be November 12, 2018, to pass the 2019 Budget.

Meeting was adjourned at 8:45 PM.

Minutes submitted by : _____
Ron D’Oria Certified Manager Community Associations