

TYRONE 5TH AVE MEETING MINUTES 12-5 / 7:30PM

In Attendance: Renee Mays, Devonte Sullivan, Scott Vignery, Jim Jensen, Miranda Z, Pamela Hobbs, Rob Delgado, Tom Pardum, Sandra Crisco

Meeting Start Time: 7:39PM

Call to Order -

- Scott asked for minutes from the last meeting; Approval for last meeting minutes was waived.

Proof of Meeting Notice - Notice put up on Building D.

Quorum Establishment - 9 members total (Board + AmeriTech Rep Scott V. + 4 tenants)

Waive/Approve Last Meeting Minutes - Approval for last meeting minutes was waived.

Current Financial Status / Balance Sheets & Income Statements

- Mentioned \$138k current in Operating Account
- Balance Sheet notes \$110k in Total Reserves
- Jim mentioned adding extra money into Operating/Reserves to cushion for the insurance premium increases.
- Renee mentioned painting assessment will be up for renewal potentially next year (2024)
- Mr. LoSchiavo is still looking for updated insurance plans for the Association
- Multiple members mentioned upcoming assessments for paving, roofing, painting, etc.

ITEM AGENDA:

- **Collection Status - Foreclosure**
- Multiple members agreed on moving motion to favor foreclosure proceedings.
- Unit in question is **very far** behind on payment.

- **Stair Post Quotes**

- Multiple members mentioned fixing broken post with damage at bottom of staircase.
- Quotes are being retrieved, no motion as of yet.

- **East Dumpster resolution**

- Multiple members mentioned replacing rolling dumpster with stationary dumpster.

- **South Dumpster enclosure**

- Dumpster was potentially replaced with smaller dumpster overnight.
- Multiple members mentioned city was in-process of repairing dumpster, agreed to call & confirm with city once more to confirm replacement would be made before Association moved forward with paying repair costs directly.
- Multiple members mentioned looking into adding pick up days, or replacing dumpster altogether.

- **Sidewalk resolution**

- Board is obtaining quotes for resurfacing.

- **New Lawn services**

- Notice will be given to perfect -A-Care lawn maintenance. Start with Brad's Lawn Care Services

Open Forum

- Multiple members have mentioned the street lights that are currently burnt out. **Buildings C & E** lights are priority improvements for lights.
- Short discussion regarding the laundry usage in Meeting Room, adding Amazon locker.
- Updating Condo Association Documentation, Scott mentioned Florida Statutes will always supersede any updates to bylaws or information.

- Rob mentioned the opportunity for the Amazon Locker; Renee replied confirming we would need 75% majority approval for adjusting the “use” of the Meeting Room.
- Renee mentioned to call Maintenance Man for Sprinklers

OPEN FORUM MOTION

- Multiple members mentioned creating a **Volunteer Team** to assist with small, low-cost maintenance work for jobs that don't require a full contractor/subcontractor call.
- Motion was made to Approve **Volunteer Maintenance Committee.**
 - Approved by Board unanimously

Board Meeting adjourned at 8:43PM