

# DESOTO CONDOMINIUM ASSOCIATION, INC.

## Board of Directors Organizational Meeting

Thursday, August 2, 2018 – 6:30 p.m.

Satellite Beach Library  
751 Jamaica Blvd  
Satellite Beach, FL 32937

### Minutes

1. Call to Order, Certifying Quorum and Proof of Notice:
  - a. Al Figuly called the meeting to order at **6:30 p.m.** The Board verified that a quorum was present and that proper notice had been given. Beth Conner was present for Omega Community Management. 4 unit owners were also present.
  - b. Attendance by the Board of Directors was as follows:

	President	<b>absent</b>
Susan Soumi	Secretary	<b>Present</b>
Al Figuly	Treasurer	<b>Present</b>
Vince Santino	Director	<b>Present</b>
2. Disposition of Unapproved Minutes:
  - a. The minutes from the Board meeting on April 5, 2018 were presented to the Board for approval. **Al motioned to approved. Vince 2<sup>nd</sup>. After discussion the minutes were approved unanimously.**
3. Reports:
  - a. President – None.
  - b. Secretary – None
  - c. Treasurer – None
  - d. Manager's report – Beth Conner- See Attached
4. Unfinished Business:
  - a. Board Organization- **Al motioned to appoint Susan Soumi President. Vince 2<sup>nd</sup>. After discussion the motion passed unanimously.**
  - b. Budget Review- Al is concerned that the 4.5% that is currently going into reserves is much too low. Most lending institutions look for at least 10% of the operating budget to go towards reserves. Omega and the Board will work on a reserve study and present a full budget plan to the membership in the fall.

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5. New Business:

- a. Development of ARC- questions on what is limited common elements as well as what “maintains” means. Beth will look into Docs. Beth will also clarify their contract as to what weeding means. Discussed the formation of a landscape committee to help with the property.
- b. Change of stairwell lightbulbs to LED ones- Omega’s handyman will replace the lightbulbs in the stairwells with bulbs supplied by the association.
- c. Soffit repair status- garage next to pool is the only one with damage. Omega is getting a quote to repair/replace the J channel and soffit.
- d. Association website- Omega presented the subdomain option at \$299 for the first year and \$99 for each year after. The Board decided to table the decision until budget season.

6. Members Comments:

- a. Could the association consider getting keys for the pool gate? Lots of non-residents using the pool. Omega encouraged members to call the policy if they see people using the pool who do not belong.

7. Next meeting:

- a. **TBD.**

8. Adjournment:

- a. **Susan motioned to adjourned at 7:35 p.m. At 2<sup>nd</sup>. After a discussion, the motion passed unanimously.**

Minutes Taken By:

Beth Conner / Licensed Community Association Manager  
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