

**Gardens at Beachwalk
Condominium Association Inc.**
% Florida Sunset Management
16956 McGregor Blvd Ft. Myers, FL 33908 239-454-3525

**Board of Directors and Budget Adoption Meeting Minutes
Monday Apr 19, 2021 * 3:00 pm VIA ZOOM**

Certifying Quorum: Meeting was called to order at 3:00 PM. Present were Bob Draper, Terry Tempest, Dan Mahoney, Carol Stempien and Mike Dickey as well as several owners. Steve Mackesy attended in person representing Florida Sunset Management.

Proof of Notice of Meeting: Steve confirmed the meeting was posted at least 48 hours in advance.

Approve Meeting Minutes of Mar 17, 2021: Dan motioned to approve the minutes. Terry seconded the motion and it unanimously passed.

Fining Appeals Committee: Jerry, Dale and Tom were present.

7-209 Written appeal. Fine of \$1000 was confirmed.

8-102 No appeal. Fine of \$100 was confirmed.

4-101 No appeal. Fine of \$1300 was confirmed.

8-214 No appeal. Fine of \$100 was confirmed.

All other infractions were satisfied, and the fines dropped.

Treasurers Report: Terry recapped that the 2021 financials are 3 months old and seem to be running smooth. Steve also stated that the number of owners that are 2 months has decreased. Additional letters going out.

Old Business

Broadstar: Dan gave a brief update on negotiations and the issues we have.

Insurance Update: Steve advised that the Case Management scheduled for April 15th at 9:40 am, was cancelled. American Capital has gone insolvent and is being taken over by the Florida Insurance Guaranty Fund (FIGA). Our claim is still alive, but it will take some time for FIGA to sort through all the existing claims.

Changing Gate Codes: As previously discussed the Board would like to change all owners 4-digit gate codes. After discussion, a motion was made by Bob, 2nd by Terry to delete all current owner codes and assign one 4-digit code to all owners.

New Business

Electrical Improvements: Mike reported that all the lighting enhancements look good and there are more he desires. Mike said he would get a quote. Bob asked Mike to send Steve what enhancements he desires, and Steve will get a quote.

Beachfront Wood Repairs: Mike is concerned with the condition of the wood bulkhead holding up the beach outside the pool area. Mike and Steve will get someone to look at.

Bike Racks: Bob thinks we need some new bike racks. Steve will get a price per rack.

Recommended Fines:

1-101 Tenant with illegal items on lanai \$100

2-206 Tenant in spa after hours, tenant made physical contact with guard. \$100 x 2

6-112 Disturbing neighbors with loud tv \$100

1-116 Tenant with a dog and the dog went into pool area \$100 x 2

6-102 Tenant with altered pass and writing profanities on parking pass \$100 x 2

Other Business: There was a concern about the condition of unit 1-107. The owner passed away two months ago. Steve said he has contacted the mother who claims they are selling the unit. It is clear the unit is in disrepair and could affect others. Bob and Steve will have a conference call with the Associations attorney to seek a remedy.

Adjourn: Meeting was motioned to adjourn at 4:30 pm