

# Watch II at Waterlefe Condominium Association, Inc.

Board of Directors Annual Meeting and Organizational Meeting  
Tuesday, December 1, 2020 – 6:00 pm  
Via Zoom Meeting

## ANNUAL MEETING MINUTES

Steve Sargent - President  
Bud Hassett – Treasurer/Secretary  
Bob Pokorn – Director  
Don Snowden - Director

**Call to Order:** The meeting was called to order at 6:04 pm by President Steve Sargent.

**Determination of Quorum:** A quorum was present

**Roll Call:** Present from the Board: Steve, Bud, and Bob. Also present, Property Manager Jackie Hannan, Don Snowden, Irv Gitlin, Tom Roberts, and Terry Moylan.

**Proof of Meeting Notice:** The meeting was noticed per FL Statutes and Association Documents

**Appointment by President:** President Steve Sargent made a motion for Don Snowden to fill open Board Seat vacated by Karen Enis midterm, seconded by Bob Pokorn, and unanimously approved 3-0.

**Reading and Disposal of Unapproved Minutes:** No minutes for disposal.

**Presidents Report:** Steve reviewed completed projects throughout the last year such as pressure washing, .

**Treasurers Reports:** Bud provided review of 2020 budget and current financial standings of the Watch II association. Review of proposed 2021 Budget.

**Unfinished Business:** Steve to address later during organizational meeting.

**New Business:** Steve to address later during organizational meeting.

**Owner's Comments:** Irv Gitlin asked the Board about Landscaping and replacement of dead plants; and asked about the roofing claim. Mr. Gitlin voiced his concern with the continuous roof leaks and homeowners out of pocket costs for repairs of painting.

**Approval of 2021 Budget:** Steve made a motion to approve the 2021 Watch II Budget draft #2 dated 11/9/2020, seconded by Bob Pokorn, and unanimously approved 4-0. \*Bob Pokorn requesting a line item for mulch be broken out of Landscape Maintenance.

**Adjournment:** Steve Made a motion to adjourn at 6:26pm, seconded by Bob Pokorn, and unanimously approved 4-0.

Minutes prepared by Jackie Hannan, LCAM

# Watch II at Waterlefe Condominium Association, Inc.

## ORGANIZATIONAL MEETING MINUTES

UPON ADJOURNMENT OF ANNUAL MEETING

**Call to Order:** The meeting was called to order at 6:27 pm by President Steve Sargent.

**Determination of Quorum:** A quorum was present

**Roll Call:** Present from the Board: Steve, Bud, Bob, and Don. Also present, Property Manager Jackie Hannan, Irv Gitlin, Tom Roberts, and Terry Moylan.

**Proof of Meeting Notice:** The meeting was noticed per FL Statutes and Association Documents

### **New Business:**

#### a) **Appoint Officers:**

- i. President – Steve Sargent
- ii. Secretary/Treasurer – Bud Hassett
- iii. Director – Bob Pokorn
- iv. Director – Don Snowden

b) **Reading and Disposal of Unapproved Minutes:** No minutes for disposal.

**Old Business:** Steve provided *SFR update*: Roof claim process has been delayed due to COVID pandemic. February 11<sup>th</sup> Steve will have a formal deposition under oath.

*Palm Tree Trimming approval:* Steve made a motion to approve the Watch II palm tree trimming to be completed by White Diamond for \$4,694.80, seconded by Bud and unanimously approved 4-0.

*Pergola replacements* – Property Management will source new proposals for wood replacements. Florida statutes require replacement of like for like or better for all material alterations; cannot remove pergolas without replacing them.

**Adjournment:** Steve Made a motion to adjourn at 7:35pm, seconded by Bob Pokorn, and unanimously approved 4-0.

Minutes prepared by Jackie Hannan, LCAM