

Meeting Summary for 9th Fairway

BOD meeting

<https://us02web.zoom.us/rec/share/li9UbAVPxYdb-TdZsv0ooTeLCC91uN4joDrg-89hgDGsvkv4eA2dpuPBeVku7NG4.27-s49kP6DPpnQkY?startTime=1756478948000>
Passcode: 1?b44ZH=

Quick recap

The board meeting covered financial updates, including revenue and operating expenses, along with various maintenance and infrastructure projects across the community. Discussions focused on safety concerns, committee updates, and ongoing issues with elevators and storm drain systems, with plans for future repairs and improvements. The conversation ended with coverage of insurance matters, financial policies, and upcoming community events, emphasizing the importance of resident participation and compliance with community guidelines.

Next steps

- Neil to complete exterior building repairs that can be reached from the ground or ladder.
- Mike to work with Neil to conduct a site survey of A/C units on the roof to identify conduit that's failing.
- Mike to send emails to individual unit owners about A/C equipment that needs attention.
- Mike to create and post new elevator usage instructions with pictures of the door hold button.
- Mike to reseed the grass area near where the dumpster was located when winter rye becomes available in October.
- Board to work with Scott to determine how to cover the cost of wind insurance for the 18 and 1900 buildings.
- Board to schedule a budget workshop meeting in late September.
- Board to hold budget approval meeting in October.
- Kelly to go back to market for better insurance rates after hurricane season.
- Mike to update and laminate elevator usage instructions for posting inside elevators.
- Mike to update the Zumba flyers on the locked side of the bulletin board.

Summary

Safety Concerns and Meeting Minutes

The board meeting was called to order at 11:00 AM with a quorum present. The minutes from the April 23rd meeting were reviewed and approved. Notices for the meeting were posted via email, bulletin boards, and physical signs. The board discussed a safety concern regarding a tripping hazard in a common area, which had already caused incidents involving multiple people.

Financial and Commons Operations Update

The financial report showed revenue of \$71,661.77 for July and \$733,257.03 year-to-date, with operating expenses of \$35,348.81 for July and \$258,718 year-to-date, leaving reserves of \$343,000.34. The budget was on target, with only two delinquent accounts remaining. Commons updates included roof drain cleaning, treadmill repair, storm drain repair near Marcy's entry, fence replacement around tennis courts and shuffleboard area, and the approval of two new benches. A deep cleaning of the clubhouse carpet was also approved, with replacement scheduled for 2028. The Commons budget showed a reduction from the previous year, with a tentative public meeting scheduled for October 2, 2025, at 4 PM.

Meeting Summary for 9th Fairway

BOD meeting

<https://us02web.zoom.us/j/89hgDGsvkv4eA2dpuPBeVku7NG4.27-s49kP6DPpnQkY?startTime=1756478948000>
Passcode: 1?b44ZH=

Commons Board and Road Updates

The meeting discussed updates on the Commons Board and the Commons Road Committee. Jim and another member clarified that two board members from the 9th Fairway represent the Commons Board. The Road Committee is working towards coordinating road repairs with other communities using a single vendor, but each association remains responsible for its own roads. Legal opinions confirmed that associations are responsible for the piping under their roads. The Social Committee shared updates on upcoming events and clarified rules for Bingo and game nights to comply with Florida law.

Social Committee Financial and Drainage

The meeting focused on the social committee's financial practices and oversight, with Ameri-Tech explaining that while no laws were broken, better reporting and budget management is needed. The discussion then shifted to storm drain infrastructure, where it was clarified that all properties share a single drainage system, and an exploratory study is needed to assess the current condition of all sewer drains before any repairs can begin. The group agreed to proceed with individual property responsibility for repairs while working towards a common solution, though some residents expressed frustration about ongoing infighting and delays in getting work completed.

Building Maintenance and Updates Review

The meeting covered updates on roof repairs, grass seeding, and A/C unit conditions in the buildings. Wind mitigation inspections were completed, and new reports were posted online, with some insurance rebates reported. Maintenance activities included resealing walkways, painting stairwells, and addressing pool lighting and post light issues. The board discussed upcoming projects like tree trimming, elevator repairs, and potential asphalt resurfacing in 2026 or 2027. They also mentioned a new 5-year Spectrum cable and internet agreement with improved services and rates locked until 2027. The conversation ended with an invitation for owners to join the board and participate in community activities.

Elevator Repairs and Insurance Updates

The meeting discussed ongoing elevator issues in multiple buildings, particularly the 1,900 building, which has experienced the most problems due to misuse such as holding doors open. Ameri-Tech explained that while the reserve fund could cover repairs, replacing all three elevators would cost around \$150,000 per elevator and take months. The meeting also covered insurance updates, with wind mitigation coverage being added back to the 1,800 and 1,900 buildings after roof replacements, though at significantly higher costs, and the current insurance company, Citizens, was noted as a temporary solution with plans to seek better rates after hurricane season.

Financial and Community Board Updates

The board discussed financial matters, including a wind protection cost increase from \$76 to \$68, with plans to explore cost coverage options and review next year's budget. They addressed past due HOA and assessment fees, noting that interest can accumulate at 18% and late fees at \$25 or 5% of the amount due, with payments applied in a specific order. The board also covered

Meeting Summary for 9th Fairway

BOD meeting

<https://us02web.zoom.us/rec/share/li9UbAVPxYdb-TdZsv0ooTeLCC91uN4joDrg-89hgDGsvkv4eA2dpuPBeVku7NG4.27-s49kP6DPpnQkY?startTime=1756478948000>
Passcode: 1?b44ZH=

upcoming Ameri-Tech training on September 2nd and emphasized community courtesy issues, including pet owners picking up after their animals and respecting posted information on bulletin boards.