

Meeting Summary for 9th Fairway Condo at Green Dolphin Budget Adoption meeting

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Quick recap

The board meeting focused on approving the 2026 annual budget and addressing various cost increases, including utilities, insurance, and potential road work requiring a special assessment. Rental policies were discussed, with clarification on owner rental restrictions and background check requirements. The conversation ended with updates on landscaping projects and upcoming community events.

Next steps

- [Kelly : Shop for insurance quotes again after hurricane season ends](#)
- [Neil: Continue making repairs and replacements to building exteriors as needed](#)
- [Pool light contractor: Replace pool lights by Tuesday of next week](#)
- [Steel contractor: Complete staircase repairs at east end of 1800 building once steel arrives](#)
- [Elevator repair company: Return with 2 technicians to attempt running new wire in 1700 building elevator](#)
- [Scott/Management: Address owners who are renting units illegally and not following 3-month minimum lease requirement](#)
- [Deborah: Finalize date for landscaping project and contact volunteers who signed up](#)
- [Deborah: Order truckload of rock and landscaping fabric for stairwell landscaping project](#)

Summary

2026 Budget and Utility Costs

The board meeting focused on approving the 2026 annual budget, which was reduced from \$622 to \$603 per month. The board discussed utility cost increases, including a projected \$7,000 electric bill and rising water rates, as well as the need for wind insurance on two buildings. The board also noted a \$29,000 rebate from Spectrum after renegotiating cable and internet services.

Insurance and Budget Review Meeting

The board discussed insurance increases, with Scott explaining that the 1900 building had a \$65,000 increase for wind protection, while the 1800 building had a \$12,000 cost to reinstate wind coverage. They clarified that road improvements would be handled by individual associations as per condo documents, with the Commons responsible for common roads and entrances. The board approved the proposed budget, and Deborah and Denny were thanked for their efforts in managing costs. The conversation ended with a discussion about window replacement procedures, noting that owners would need to complete an architectural review request and that hurricane windows on lanais were not permitted.

Rental Policies and Landscaping Updates

The meeting covered discussions about rental policies, emphasizing that owners can rent out units with a minimum 3-month lease and no more than twice annually, with a \$100 deposit required for background checks.. The conversation ended with an announcement about a landscaping project involving rock placement under stairwells, with volunteer sign-ups for November 24th or December 8th, and a reminder about upcoming bingo and board member opportunities.