

TRI PALM UNIFIED OWNERS ASSOCIATION

Board of Directors Meeting

January 6, 2021 - 9:00AM - **Video/Audio Meeting**



- **Call to Order:**
 - President Sandy Barbon called meeting to order at 9:00 a.m., a quorum was established.
- **Attendance:**
 - **Board Members:** Sandy Barbon, Ed Glapinski, Kirsten Doerr, Bud Rymer, Gary Burns, Marshall Pugh, Wally Tecklenburg, Jim Morton & Harve Rosenthal.
 - **Staff:** Admin. Assist. Marcee Williams & Wendy Jardine
 - **Guests:** No guests in attendance due to COVID-19 regulations.
- **Approval of Minutes:**
 - December 9, 2020 Board Meeting Minutes – To be amended.
- **President Report:** S. Barbon: All ballots are due on Friday, January 22, 2021 and will be counted on Monday, January 25, 2021. Because TPUOA does not want to sponsor an event that encourages people to gather, we will be postponing the February Annual Yard Sale, until Spring or possibly later in the Fall.
- **Vice President Report:** H. Rosenthal: No report.
- **Financial Report:** W. Tecklenburg: The checking account balance as of the end of December 2020 was \$68,913; savings \$31,507.; CD's \$143,455. There is still \$6,577 outstanding for 2020 assessments. Income was \$5,661. Expenses were \$26,405. We are overbudget in legal expenses, payroll and postage. Transfer fees were less due to the decrease in homes sold this year. We currently have \$2,245. in contributions for the Assessment Assistance Fund. Chuck Beck will be working on the annual tax returns,
- **Secretary Report:** J. Morton: No report.
- **Committee Reports:**
 - **Architectural:** G. Burns: We had 18 applications, 17 were approved. Two homeowners in violation, two hearings & one in fines for December. The 2020 year consisted of 184 applications, 177 were approved, seven were denied, 30 were in violation, 15 hearings, 13 homeowners were fined and 11 continue to be fined. We encourage homeowners to inquire with the committee if they have any questions or concerns.
 - **Communications:** W. Tecklenburg: Happenings is still being produced digitally. Will continue to blast it out to all members & advertisers.
 - **Community Relations:** B. Rymer: No report.
 - **CC&R:** E. Glapinski: Very few new violations and most of those were storage violations.
 - **Senior Housing:** K. Doerr: Henry is watching ten properties. We have two in fines, three on hold and some are pending.
 - **Rules & Regulations:** J. Morton: A Zoom meeting is set with Bessire & Casenhiser for January 12, 2021 to discuss updates of the CC & R's, the Property Owners Handbook, the 2% capital improvements as well as capital projects. The first-time RR&F meeting via zoom with the clubs went well with 12 attendees. H. Rosenthal: The Restaurant will remain closed until further notice. Water leaks at the tennis courts have been repaired. M. Pugh: The lottery system for golf is working well. Restrooms are being cleaned but sometimes are not unlocked. Some fairways may need grass seed. Superintendent will address it. Masks must be worn at T-boxes. Discussion of locked gates & trash on the course.
 - **IT:** E. Glapinski: All wiring was completed by Mike Morrissey. Installing VPN has been investigated and deemed a good idea for a more secure computer system. The cost is approximately \$108. per year. Brother printer is having some issues. We are working on it.
 - **Motion:** VPN software to be installed onto all computers. Approved by all.
- **Action Log:** G. Burns: Discussion & follow up of items that are resolved and ongoing. Voting by email issue is closed. No action.
- **Old Business:**
 - **Teasley Status:** S. Barbon: No new actions.
 - **January (Annual Membership Meeting) venue discussion (Zoom?Webinar?):** S. Barbon: Need list of persons who wish to speak at General Meeting via Zoom. Discussion of how to handle questions and answers.
 - **Collections Policy & Procedure:** J. Morton: Postpone this topic.
 - **OSHA:** S. Barbon: Not completed yet.

- **Office/Board Correspondence:** S. Barbon: There has not been any correspondence to board.
- **Property Owner Surrogate:** J. Morton: Why “Rental Properties” only? We are not limiting this to rental properties. This will apply to all properties.
- **Nuisance Violations/Policies:** W. Tecklenburg: This needs to be included in the Property Owners Handbook. E. Glapinski states this policy should have the same fine structure as Senior Housing violations. W. Tecklenburg to prepare wording for review at next meeting.
- **Use of collection agency:** The collection committee meets in March.

- **New Business:**
 - **Senior Housing Policies & Procedure:** Revised and updated Senior Housing Policies & Procedures. Board had reviewed.
 - **Motion:** Amended Senior Housing Policies & Procedures approved by all.
 - **Discussion of vehicle parking:** E. Glapinski: We have issues with owners storing vehicles without keeping adhering to the CC&R rules & regulations. Proposal to be submitted for review to include in the Property Owners Handbook.
 - **Discussion of annual 60-day visitation rules:** E. Glapinski: Proposal to update the 60-day period to be based within a 12-month period in place of the Calendar-Year period. Committee to prepare wording for review at next meeting.
 - **Covid-19 concerns regarding conference room use:** H. Rosenthal: We need to limit the number of persons in the conference room to keep our staff safe. We will determine if the conference phone can be set up with a special code for those homeowners calling in for hearings.

- **Member Comments or Questions:** (Q) = Question; (A) = Answer; (C) = Comment
 - (C) McNabb – Underage nuisance on Acapulco.
 - (A) This will be addressed by the Senior Housing committee
 - (C) A. Tibbetts – Expressed her concern that the agendas are not being posted for board meetings. Would like the board to make the Zoom meetings open to the membership.
 - (A) This was an oversight and agendas will be posted each month in the future.

- **Meeting adjourned at 12:35PM**
 - Executive session to meet in 15 minutes.

(/Signature on File/HOA Office)

JIM MORTON, *Secretary*

February 10, 2021

Date