

HEATHER WAY CONDOMINIUM ASSOCIATION

677 Royal Palm Blvd
Vero Beach, FL 32960

Email: board@hwca-verobeach.org Website www.hwca-verobeach.org

BOARD MEETING ANNOUNCEMENT

WEDNESDAY, October 16TH, 2024

HEATHER WAY LOBBY

6:00PM - 7:00PM

To: Heather Way Condominium Association Owners and Board Members:

You are invited to attend the board meeting with our board officers and owners:

President: *Mary Wilmoth*

Vice-President: *Scott Prosser*

Secretary/Treasurer: *Catherine Dailey*

Board Members: *Bonnie Andersen and Ellen Leech*

AGENDA

- Registration of board members and other interested owners
- Call to order and confirming of quorum
- Review, correct and approve the Minutes of the Meeting of 09-11-2024 *)
- Incoming correspondence

*) The Minutes of meeting will be, after log-in, on Tuesday evening, 15th, available on the website www.hwca-Verobeach.org. To gain access, register as owner.

Reports from:

- President and Vice-President
- Secretary
- Treasurer. (see below)
- Directors

Old business: (see extended list on the following pages)

- status and actions post hurricane Milton
- update, status financials, postponed due to Milton closure of Di Salvo.
- decision about the more detailed parking policy
- decision about the update registration requirements of owners and tenants
- status website, participation by the owners (webmaster)

New business:

(see next page)

- Circular questions board
- Circular question owners
- Adjournment

Owners are invited to send in advance topics to discuss during this meeting, time slot 10 minutes.
Ad-Hoc topics during the meeting, time slot 3 minutes and will be addressed for the next meeting

New business.

Open

#25, Angela Morgan, reported water intrusion around the not yet installed kitchen.

The earlier observed gap between the window and the wall did not solve this problem

Action

A request to specialized companies in water intrusion protection are sent out by Jan vd Loos

Action owner: Jan

Open

Generic

Cleaning grounds and removing tree after Milton hurricane

Action

Our lawn maintenance company will clear out the debris and subcontracting the removal*) of the old tree in front of the lobby.

*) to be decided if the remaining stump must be removed. (extra costs)

Action owner: board

Open

Generic

These actions are communicated to the owners via several e-mail messages. **)

**) Several owners are not opening and reading these e-mails, despite the correct delivery of these e-mails.

The system will be changed that members who are not opening the e-mail will receive a SMS message that an e-mail is sent. See attached list of the communication history.

Action owner: webmaster, see also next page.

Open

Better hurricane preparedness

Despite all information given by the agencies, some owners did not take the needed steps to take out objects which might become a projectile.

We have a website and e-mail system to add our HWCA concerns to a specific warning.

Action: ??

Open

Feed back of several concerns about our lawn services

In meeting or in writing. Please with facts

Action: Board meeting

Open

Generic

Quarterly payment of the assessments

Good bookkeeping rules requires that a payment within a period of 30 days are within this ruling. The bylaws of HWCA requires that the payment must be done by before or on the first day of the quarter.

(some owners are paying monthly, this requires the first day of the month)

Di Salvo will be requested to sent the invoice 30 day's in advance.

Also to make more transparent late payment fees. These fees will be adjusted to the new rules according to the Florida State Law.

Action owner: treasurer/Di Salvo

Old business

- Approval of the refinement of the parking rules
Action by the board.
The documentation is distributed 2+ month ago and can become obliged ruling and regulation.
- Approval of the refinement of the owner registration
Action by the board.
The documentation is distributed 2+ month ago and can become obliged ruling and regulation.
- Hammering pipes apt. #12
The owner must be contacted to cooperate in the mutual approach of this noisy burden.
If a noisy generating tap, action of the owner
If a noisy infrastructure, action by HWCA.
Action owner:
- Lead in water to be measured
Action: contacting specialized laboratory
Board approval: Yes/No
Action owner:
- Main feed insulation FPL to building
Several opinions are given about the status of this connection.
From looking ok to total replacement
Action: Contacting Electrician who will deliver bid inside this situation and not blowing up the list of work as observed by the first 2 contacts.
Action owner: Jan
- Replacement power distribution panel (small one) in utility room
The circuit breakers are not complying anymore with the newest standards.
The old model breakers are not available anymore. A generic discussion in the USA because 50% of the households having this model.
A one to one replacement will become available, to avoid total, costly replacement of this panel.
Action: contacting electrical supplier accepting this new approach.
Action owner: Jan
- Outside lights on walkway's
The lights are old and needing replacements.
Buying new ones and replacing by a licensed company is a very costly approach.

A better solution is to disconnect these old lights from the electrical system and replacing all posts with solar driven units on the existing posts. If needed additional lights for dark areas can be added. This work can be done by a cheaper handyman. A new model must be selected.

Board approval: Yes

Action Owners: Scott and Jan

- Updating lights in parking area's
Recently a light is successfully replaced by Scott.
To obtain one standard of quality and appearance, replacing and adding the missing lights
Action: approval by the board
Action owners: Scott and Jan

- Sprinkler control, needs more definition and search for sound solution. Action??

- Website
The major part of the content of the website is according the Florida Condo Law realized.
To obtain full compliance the next steps will be done:
 - o Updating the registration of all owners and tenants, the existing form will be updated. This new model of registration is according to the law, especially to protect the privacy of data stored in the website
 - o Updating and more today compliant of the rules and registration.
The extended parking policy is an example of this action.

- Despite many members are reading the e-mails, 8 members did not open the e-mail during the last 5 sending at all, these total 15 owners did not honor the many requests to register to the HWCA information system.
To comply with the law, in the coming period all owners will receive, by mail, several documents as making the registration complete, the amended policy of rules and regulations, including the procedures like vetting of new owners and tenants.

After this formalization the legal source of information is fixed. Any owner not honoring this request will be missing future important information. The board is in this situation not anymore liable for any claim for non-informing the owners and in some case the tenants. Especially important by selling and renting your condo.

Action: execution above mentioned activities.

Action owner: webmaster (Jan) plus members of the board.

- Reserve fund.
Despite our COA is not obliged to do the structural integrity studies, based on the Champlain Tower collapse we have according the Florida State Law the obligation to address the planning and funding of our annual maintenance and the size of the required minimum reserve fund. During our coming and visit to the Condo/Hoa expo we will survey which experts are able to make a proper analysis and assessment of our location .
Action by: The board.

Owners are invited to send suggestions to the board to make this to-do list complete