

PORTER COURT CONDOMINIUM ASSOCIATION, INC.
ANNUAL MEETING
Open Conference Call
520 Southard Street and via Zoom
February 1, 2024

1. CALL TO ORDER

President Al Montgomery called the Annual Meeting to order at 1:03 p.m.

2. CERTIFY OF QUORUM

There were 9 members present in person or by Zoom, and 1 member represented by proxy for a total of 10 members represented. A quorum was obtained. Operations Director Laurie McChesney, Jose Wenzel, and Blake Oropeza were present, and Community Association Manager Reneé Tompkins was present via Zoom on behalf of Management.

3. PROOF OF MEETING NOTICE

Proof of meeting notice was provided by affidavit signed by Association's Property Manager Matthew Greenblatt.

4. MINUTES OF PREVIOUS MEETING

President Al Montgomery moved to approve the prior annual meeting minutes of January 26, 2023. Secretary/Treasurer Tom Bond seconded. The motion was approved unanimously.

5. PRESIDENT'S REPORT

President Al Montgomery introduced the Board of Directors and stated that 2023 was a pretty quiet year; he then turned the meeting over to Tom Bond for the financial report.

6. YEAR 2023 FINANCIAL REPORT

Treasurer Tom Bond reported that 2023 was a good year on the operating side. They met the budget, with the insurance estimate being off only by \$1,000, and stayed on track with estimates vs actual expenses. That put the association in a good cash position so that they didn't need to raise the assessments for 2024. The roof was the last capital expense, and there are no scheduled capital expenses due in 2024. The roofs will still need to be watched, and owners were advised to be vigilant and watch out for any leaking.

New CAC Accounting Manager Blake Oropeza introduced himself, and it was noted that accounting, which has been done by an outside company for the past few years, will again be handled inhouse as of March 1, 2024.

7. UNFINISHED BUSINESS

The Board discussed at length the installation of impact windows and doors and how to move forward. Among some of the benefits are significant discount (up to 20%) in the insurance premiums for both the buildings and the owners, better a/c costs, better security, less noise, and peace of mind for not needing to find someone to put up shutters in case of an impending storm, to name a few.

As a first step to moving forward with this project, President Al Montgomery said he would send out an email survey to see who wants to install impact windows now, and then those owners could get in touch with each other to get contractor bids. As it would require a majority vote to mandate installation, and the Board would prefer not to mandate it, they would like to encourage owners to be proactive and install at least the impact windows on their own. Shipyard has

mandated the installation of impact windows and doors (via the required membership vote), and Laurie McChesney reported on how they are proceeding with the project, which is going well.

The problem with clogged gutters was discussed. Danny Franco is going to send someone to fix it. President Al Montgomery noted that going forward they will be cleaning them out every July after Dot Palm does the tree trimming. An owner brought up the idea of installing screens in the gutters to keep them cleaner. The Board will look into it.

President Al Montgomery and the Board discussed various problems, both small and large, within the community and encouraged owners to please point out items they see, for example, if lights are out, the pool hose not removed from pool after it is filled, etc.

A question was asked about the jacuzzi hours, and it was confirmed that per Florida law the hours are from dawn to dusk. This is also noted on the pool sign.

The board was thanked for all they do.

8. NEW BUSINESS

President Al Montgomery noted that the Porter Court Board of Directors will stay the same for 2024 and in the same positions.

President Al Montgomery made a motion to approve rolling over excess member revenues to the following year and also for allowing the use of reserve funds in case of a disaster. Secretary/Treasurer Tom Bond seconded both motions. The motions were approved unanimously.

9. QUESTIONS AND COMMENTS

Questions from owners were taken during the meeting.

10. ADJOURNMENT

President Al Montgomery moved to adjourn the meeting. Vice President Bonnie Brown seconded. The motion was approved unanimously. The meeting was adjourned at 2:10 p.m.

Respectfully Submitted,

Reneé Tompkins
Community Association Manager