

PORTER COURT CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
VIA ZOOM
520 Southard Street, Key West, FL 33040
September 25, 2024 10:00am

1. CALL TO ORDER

President Al Montgomery called the Board of Directors Meeting to order at 10:00 a.m.

2. DETERMINATION OF QUORUM

President Al Montgomery was present via Zoom. Vice President Bonnie Brown and Secretary/Treasurer Tom Bond were present in person. A quorum was present. CAC members Laurie McChesney, Renee Tompkins, Jose Wenzel and Aaron Yeoman were present on behalf of Management.

3. PROOF OF MEETING NOTICE

The Association's CAM, Renee Tompkins, provided proof of meeting notice by affidavit.

4. APPROVAL OF MINUTES

Secretary/Treasurer Tom Bond moved to approve the minutes from the previous meeting. Vice President Bonnie Brown seconded. The motion passed unanimously.

5. UNFINISHED BUSINESS

- Review and further approval of impact resistant doors (inward and outward opening) for Building One (401-404). VP Bonnie Brown reviewed her information on doors & windows project & described products and details and showed pictures of doors with glass and a built-in blind. 1. ½ Lite over 2 panels with or without blind 2. ¼ Lite over 4 panels with or without blinds. Doors can open with an inward or outward swing. Bonnie gave quotes from various contractors. Discussion ensued about consistent openings and aesthetics.

President Al Montgomery made a motion to approve the installation of two types of doors on building one, the Quarter Panel Lite or the Half Panel Lite, with or without blinds. Secretary/Treasurer, Tom Bond seconded the motion. The motion passed unanimously. Secretary/Treasurer, Tom Bond amended the motion to include that each building can decide the door type, but each building must be uniform. Each member can decide if their door swings inward or outward. The motion was seconded by President Al Montgomery. The motion passed unanimously. Vice President Bonnie Brown made a motion that building one may proceed with installation of the impact resistant front door, and that the half glass with mini blind is approved. President Al Montgomery seconded. The motion passed unanimously. Vice President Bonnie Brown asked about door handle uniformity. Secretary/Treasurer, Tom Bond made a second amendment to his motion to include that each unit have uniform door handles. President Al Montgomery seconded. The motion passed unanimously.

6. NEW BUSINESS

- Tenting of Building Two (405-408) for termites: Members from Building Two prefer to wait until summer to tent their building.
- Future Roof Requirements from Citizens Insurance: Discussion that Citizens are changing requirements and requiring associations to replace metal roofs upon 30 years of age. The Board of Directors will monitor and see what new information comes from Citizens after the first of 2025.
- Status of work to upgrade Porter Court sprinkler system. Porter Court secured two proposals for a new system and chose the lower bid. The new system will be installed in the next few weeks.
- Review of pool services and coconut removal/tree trimming services: President Al Montgomery would like to explore bidding out work for the pool service, the weekly landscaping and maintenance work and for the coconut removal and tree trimming services. Discussion was held. Al asked CAC to get a proposal and Bonnie and Tom will also seek proposals and will be available to meet with any potential vendors. Secretary Tom Bond would like to remind owners to tell their landscapers to take their debris away with them versus putting it in the PC trash cans. CAM Renee Tompkins will send an email to Porter Court owners to remind them as well.
- Overview of Budget to date: Secretary/Treasurer Tom Bond reports the Association is staying well within budget in every category except utilities. A sprinkler leak in August caused the water bill to double during the month of August. That has since been repaired.

7. ASSOCIATION MEMBER INPUT: One member thought it would be nice to have each building use a dressier, uniform door handle to help with the aesthetics of the property.

8. ADJOURNMENT

President Al Montgomery moved to adjourn the meeting. Vice President Bonnie Brown seconded. The motion was approved unanimously, the meeting was adjourned at 11:50 a.m.

Respectfully submitted,

Reneé Tompkins
Community Association Manager