

COUNTRY CLUB TOWER OF CORAL SPRINGS ASSOCIATION. INC
10777 W Sample Rd, Coral Springs, Fl

MINUTES OF
BOARD OF DIRECTORS MEETING OF
December 3, 2018

Call to Order:

The meeting of the board of directors of Country Club Tower of Coral Springs was called to order by Vice President Dan Mason, members present were, Katie Singer Treasurer, John McDonnell, member at large, Jerry Rubin, President (was on the phone via telephone conference). Elliot Davis, Secretary was absent.

Dr. Mason introduced Cynthia Valdez the new administration secretary. Cynthia will replace Ana Popescue, Dr. Mason also thanked all of the volunteers for their help and assistance keeping C.C.T. a great building to live in.

.A copy of proof of notice of this meeting is in the office.

Reading Minutes of Annual Meeting to Elect Directors:

The minutes of the November 12, 2018 meeting were read by Angela Carducci and accepted by the board.

Treasurer's Report:

Katie Singer reported the following financial information as of November 30, 2018, we are under budget \$41,922.00.

Income was \$959,360.00 and **Expense** \$894,986.00, resulting in net income of \$64,374.00. Also lease deposits are \$60,681.00 and Operating accounts are \$234,259.00

Cash Accounts:

Operating Accounts Total \$234,259.00, Lease Deposits \$60,681.00

Special Assessment Account \$70,180.00

Contingency Reserves \$285,331 Windstorm Reserve Accounts \$159,776

Bank of America Reserves \$26,843.00 Total Reserves \$471,950, down from \$752,733 as of April 30th

Cynthia Valdez, our new bookkeeper/Administrative Assistant, has been making excellent headway reviewing vendor billing and payments for 2018, as well as learning the ins and outs of the office and the Association. So far she has identified about \$5,000.00 in overpayments and double payments. We received the first of what will be many refunds, in the amount of \$1010.82.

Officers' Reports:

Admissions, No change from last month, 180 residents are 55 or over, there are 47 renters, 3 pending applications, 1 sale unit#1010 and 2 rentals, Unit 1205, and unit #603.

Old Business:

Nine new fans have been installed on the roof. A new walkway will be installed on the roof. The final electrical inspection was approved today December 3, 2018

As of today December 3, 2018, the office has received 95 2019 budget proxies, a telephone campaign will begin next week to remind residents to please get their proxies into the office.

New Business:

Dr. Mason made a motion to remove Ana Popescue from all of the bank accounts and add Cynthia Valdez. The board agreed unanimously. Dr. Mason informed the residents of the comfort dog that was approved by the board.

The board will be meeting with the Fire Engineer in reference to the sprinkler system.

Election:

A letter was received from C.C.T.'s attorney explaining term limits of the Board Members. Dr. Mason and John McDonnell will be leaving the Board, since they have served their time limit of 8 years. Jerry Rubin, Katie Singer and Elliott Davis will remain on the Board. Residents have until December 13, 2018 to file a letter in the office if they wish to run for a seat on the Board.

Open Forum:

Loretta Pisano questioned the New Rule for the election of officers. Dr. Mason went over the attorney letter to explain. Noreen Minicello had guests complain about the lighting in the parking lot. Her guests felt the parking lot was very dark. Marie Pilleteri asked if anyone with proof of necessity can get a pet, Dr. Mason explained the difference between a service animal and a comfort animal. The two categories are regulated by the State of Florida. A service animal must be trained to do certain things, a comfort animal is for people with certain emotional, nervous or mental health disabilities, and are used to comfort the individual. Noreen informed the residents that the dog was for her spouse who is a disabled veteran.

The subject of the racoon came up, Dr. Mason explained that we cannot legally trap them, a licensed animal trapper must do that.

Meeting closed at 8:30p.m.

Refreshments were served

Respectfully,

Dorothy Izone