

*Approved  
13/31/19*

MINUTES OF FEBRUARY 25, 2019 BOARD OF DIRECTORS MEETING

President Rollins called the meeting to order at 9:30 a.m. Roll call was taken and the following were present: Gary Rollins, Sonny Caputo, Ed Phillips, Barbara Palumbo, Anthony Andola, Bud Jones, Steve Stevenson, Richard DeFazio, Pam Kostanski. Ty Stambaugh, Property Manager, absent.

Pledge of Allegiance was recited.

Proof of Notice of this Meeting was posted in all nine buildings plus club house mail room.

Motion to Approve Minutes from January 17, 2019 Board of Directors meeting was made by Ed Phillips and seconded by Anthony Andola and was unanimously approved.

Gary Rollins introduced Joe Griffin, Town Manager of Indian River Shores, who spoke about his background and the ongoing projects in Town.

**Reports:**

Richard DeFazio, Safety Committee, reported that the Christmas tree which is located on the balcony must be removed, tables and chairs in hallway also must be removed and place table and chairs be placed where the tree is now. Social committee will work with Safety Committee.

Steve Stevenson, Assistant Treasurer, gave the Treasurer's report. Operating cash: \$189,000.00 which is about 2 /1 months necessary for paying the Association monthly bills. The Reserves are being repaid and moneywise everything looks very good. Ed Phillips, Treasurer, concurs with the report given by Steve Stevenson. We are in line with our Budget and we need to thank Management and others.

Mary Swearingen reported that the Election Committee has 97 proxies and Mary asked that we get our proxies to her.

Social Committee report by Marion Andola and there is no report but Marion will see to the removal of the Christmas Tree on the balcony and the placement of the tables and chairs in that spot.

Landscaping Report: no report.

Richard DeFazio that starting next week, we will be coming around to everyone's unit and placing blue pellets in the toilet tanks to make sure that the tanks are not leaking. If they are leaking, we will advise you to get a plumber because we are wasting a lot of water from water tank leaking. The following people will be assisting Richard DeFazio in this project: Sonny Caputo will oversee "A" Building, Barbara Palumbo will oversee "B" Building, Pam Kostanski will oversee "C" Building, Richard DeFazio will oversee "D" Building, Cindy Maisey will oversee "E" Building, Paul Winkler will oversee "F" Building, Bob Wolfer will oversee "G" Building, Laura Scanlon will oversee "H" Building, John Pappa will oversee "I" Building and Richard DeFazio will oversee the Club House. Richard DeFazio gave instructions on how this will be handled.

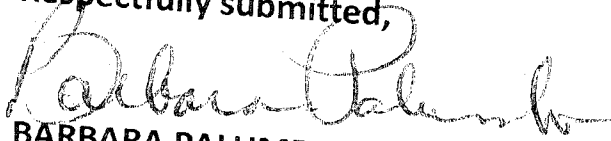
Gary Rollins reviewed the Owners and Tenants rights from our documents for clarification. Only owners shall attend and speak on Agenda items at a Board of Directors meeting unless otherwise approved by the Board of Directors. Gary Rollins spoke concerning Board of Directors meetings, Annual Meeting, Organizational Meeting and how to place an item on the Agenda either by two Directors or 20% of the owners. Our documents rule but the State of Florida can overrule our documents. The Board has the right to Appoint the Committees. Gary Rollins went on to explain the rights of the owners and tenants, tenants do not have the same rights as owners. The Unit Owners own this complex and the common elements but Tenants are allowed to use the Common elements but if there are limitations as to how many people can be on some team or at some social event, it must be Unit Owners first and then the Tenants and/or Guests. The Board of Directors are making recommendations to the Social Committee so not to exclude anyone from the Common Elements or Social activities. Gary Rollins suggested that we rewrite the Rules & Regulations to comply with our Documents. Gary Rollins made a Motion that the Rules and Regulations concerning Tenants rights be rewritten to comply with our Documents, seconded by Barbara Palumbo and passed with 7 YES and 2 ABSTAIN (Sonny Caputo and Richard DeFazio abstaining) said changes will be rewritten by Ed Phillips. Sonny Caputo wants no change be done and the Rules and Regulations concerning Tenants be continued "as is" and he would be opposed if it creates conflict between Owners and Tenants. Ed Phillips stated that we should something now, be proactive now and avoid problems in the future.

Gary Rollins spoke on the Second Shuffleboard Traveling (B) Team. The Board of Directors made a recommendation at a prior meeting that the Second Shuffleboard Traveling (B) Team Committee go to the Social Committee and the Social Committee, at their meeting, recommended that this matter be brought before the Board of Directors for review. Sonny Caputo prepared and read the following Resolution concerning the Second Shuffleboard Traveling (B) Team: "WHEREAS as issues have been raised regarding a second shuffleboard traveling team and its impact and association with the Del Mar Association and its members, the following resolutions are proposed for adoption: RESOLVED: that the second travel team will have no priorities to the utilization of the existing shuffleboard courts other than for its home matches, as scheduled by the Central East Coast League (not to exceed 5 matches per season). This league play will not exceed three hours of court time and the dates and times will be posted on all the Del Mar Association bulletin boards prior to the start of the season in January; RESOLVED: that the second shuffleboard travel team will abide by any other requirements imposed by the Del Mar Board of Directors in the sanctioning of this team; RESOLVED: that the second travel team be permitted to participate in and finish the 2019 scheduled matches, including restricted use of the courts on four occasions. Motion made by Richard DeFazio and seconded by Pam Kostanski that the Board of Directors accept the Second Shuffleboard Travel (B) Team and the matter was opened for discussion. Ed Phillips spoke on the subject of the Owners having a vote on whether or not there should be a Second Shuffleboard Travel (B) Team and should be placed on the Ballot for the Owners to decide yea or nay and give temporary approval for the year 2019 and have the Owners vote at the next Annual Meeting. Pam Kostanski does not want the Owners to make the decision but it should be left to the Board of Directors. Discussion opened to the Unit Owners in attendance. Sonny Caputo amended his Resolution, set forth above, to include that the Second Shuffleboard Travel (B) team be sanctioned for two years (2018 - 2019 and 2019 - 2020) and that the new Board of Directors shall decide how this matter shall be handled in the future as to any future teams, use of the Common area or restrictions. If the new Board of Directors decide that they want to go out for a Unit Owners vote then so be it and Sonny Caputo made a Motion to that effect which was seconded by Pam Kostanski and said Motion was unanimously passed. This issue that will be placed on the Ballot for Unit

Owners to vote on at the next Unit Owners Meeting (year of 2020) and the said wording of the issue will be decided on by the new Board of Directors.

Motion for Adjournment was made by Barbara Palumbo at 11:20 a.m. and seconded by Richard DeFazio and was unanimously passed.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Barbara Palumbo".

BARBARA PALUMBO, SECRETARY