

**Pritchard Island Homeowners' Association
General Directors' Meeting
July 20, 2023**

Call to Order:

President Tommy McCombs called the meeting to order at 6:30 p.m.

Roll Call:

Bobby Fugatt, Tommy McCombs, Sonia Valencia, Christine Kostis, Deanna Hance. All directors present and accounted for.

Approval/disapproval of June, 2023 minutes.:

A motion was made by Sonia Valencia to approve the minutes. A second was made by Christine Kostis. The minutes were approved by all directors.

Treasurer's Report:

Sonia Valencia gave the treasurer's report.

Operating Account: \$39,965.07

Shared Account with Sapiha and Gospel Island: \$66,498.21

Money Market Account: \$241,399.20

The board was advised that \$241,399.20 was over the amount insured by FDIC.

The board voted to invest \$200,000 in an Edward Jones flexible account with an interest rate of 4.9%. This will provide us with added income from the investment. There is no penalty for withdrawing funds as needed for maintenance or financial obligations such as roofs, docks, etc.

Old Business:

The board voted to accept the Statewide insurance plan. After talking with other companies, they are our best resort. Citizens Insurance which is the state insurance for struggling insurers advised us that they could not do better than Statewide.

Once more, the \$470.00 special assessment is to cover our insurance plus the \$900.00 cost of the insurance company's appraisal of our property.

As of August 14, 2023 members behind in their dues will have liens placed against their property. An attorney will handle the process.

The doberman dogs continue to be a problem. Owners not picking up after their dogs continues to be a problem.

New Business:

If you have planted flowers, shrubs, etc, you must maintain them up to the standards of the PIHA. To not maintain them will result in a \$100.00 fine. If you wish to have someone remove them for you, contact the board who will contact Neat and Tidy to remove them at your expense.

Please make sure the pool door is shut and locked when you leave.

Please put hose pipes away on a holder.

Please clean up debris behind your homes.

Harriet McCombs:

Update on amending and updating association documents:

Harriet presented an option for this essential project: Since the amending and updating is due in March, 2024, which is possible but pressing as the board has to make the changes, rewrite them, send them to you for a vote, and then, possibly, edit and write again, send them to you for a vote, send them to an attorney and possibly rewrite again, then present them to circuit court for filing, they can vote to "preserve" the documents under the Florida Marketable Record Titles Act. For more information read Florida Statute 712.

The process is for the board to discuss the MRTA proposal. At the August Meeting the board will vote on using MRTA or not to use it. Seven(7) days after the meeting, you will receive an email notice of the decision to use the MRTA Act or not.

The 2024 board will, hopefully, continue the work begun by the 2023 board.

New Business:

Tommy reported that Unit #834 must update its windows. Harriet will notify the owner that to not maintain the unit is a violation of our documents.

The board voted to hire Phil Marquis to clean all gutters.

There are too many members who are not keeping their units tidy on the outside. These are specifically the backdoor areas. Letters will be sent to owners advising them of this violation.

As there were no members present, Tommy adjourned the meeting at 7pm.

There was no September meeting.

The next meeting will be October 19, 2023 in the Records building next to the tennis court.

Respectfully Submitted,
PIHA Board of Directors