

# TOWNHOMES AT GLENBROOK



Annual Budget Meeting November 8, 2021, 7 p.m.

2210 Andover Circle Palm Harbor

Present; Pres: Judy Hayes, Vice Pres: Ron Reichel,  
Ronnie Reichel Secretary/Director

Phil Colettis, Ameri-Tech – Kim Bramson, Property Mgr  
Dan Greenburg, PA Association Attorney

Judy Hayes Called the Budget Mtg to ordered at 7:05PM

Ronnie Reichel motioned to approve 2022 Budget as presented,  
Ron Reichel 2<sup>nd</sup>

All BOD members voted yes for approval.

Brief discussion by audience members who posed the following:

- 1) Who prepared/process for budget creation? Phil Collettis stated the Board and Ameri-tech using the financials of the Association and anticipated association needs projected the funds needed for 2022.
- 2) Questioned who enters data/figures? Staff Accountant.
- 3) The audience wanted names for participants in process and were told BOD, Ruth Schein, staff accountant and other senior Ameri-Tech staff.
- 4) Questioned on dramatic landscape increase. Explained loss of 15-year contract- \$1600/month. Unfortunately, the 3 bids received to replace were considerably more. Had no landscaper for one month.
- 5) How do decide to cover when costs go off the rails? Phil pointed out Deferred Maintenance was used to not increase maintenance by not funding as we did in the past. Dan Greenberg helped to point out where on the financial you can find the information.

Phil Colettis noted all financials are available to all homeowners, do not need someone to go over unless you wish. Can make an appointment to go over all information. Encouraged to do so.

Asked for any added questions/comments on budget. None

Last minute question as to when may ask questions at Annual Meeting. Was told by Dan Greenburg typically while ballots are counted. Resident wanted questions answered prior to counting. Was told typically candidates may address membership before ballots counted.

Adjournment of Budget Meeting: Judy made a motion to adjourn. Ronnie 2nd.  
Adjourned 7:46. Annual Meeting immediately followed.

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The Annual Meeting commenced at 7:46 pm.

Quorum is 10%- there were 11 in person and 13 by proxies. Quorum was met.

Annual Meeting minutes of 12/15/20 were read & approved. Due to the issue with COVID-19 at the time there was only 1 meeting in 2020.

Copy of minutes available as requested.

Introduction of Candidates

Judy Hayes

Ron Reichel

Ronnie Reichel

Joseph Moreno – read statement, copy attached to minutes. (a copy was never provided)

Discussion by Homeowners regarding various issues they feel are not being attended. The major issue presented was the increase of the management contract fee. History given. Issue of 3 managers in a short time. Were reminded the Association hires company not individuals. Many services are with other providers, such as CPA review. That cost is reflected in the services provided in the contracted amount. Phil Colettis detailed information about Amer-Tech and services. Again, offered to go over finances and answer any questions as they arrive. Addressed issue of statement of conflict of interest as not present at this time.

Dan Greenburg gave information that the By-laws state Board appoints within themselves the Officers. Read passage per direction of Mr. Moreno. He stated required to have President, secretary, and Treasurer. The Board can also appoint assistants and committees.

Phil gave instructions regarding voting for only 3 candidates to avoid discounting ballots. Voting was held and three (3) people counted. They signed their names. Incumbents won re-election.

Organizational meeting postponed due to late hour. To notice same when to be held. Adjourned approximately 9:37. p.m.

Adjourned 9:37 pm

Note: Many side bar conversations making it difficult to discern proper order of comment and applicability to meeting