

**Townhomes of Brevard HOA
Board of Directors Meeting
April 12, 2023**

Minutes

1. Call to Order

The meeting was called to order at 6:02 pm.

2. Determination of Quorum

Quorum was established with 5/5 members present.

3. **Approval of Minutes**-Joanne Minchak motioned to approve the minutes from January 11, 2023, 2nd by Amy Mckowen and approved by all.

4. **Insurance Presentation**-Victor Dalrymple from Assured Partners informed the group that the current reinsurance information indicates that the insurance premiums may increase as much as 45%-60%. Victor also suggested that all owners purchase the HO6 insurance policy for the inside of their units to include the coverage that provides loss assessment. This coverage will allow owners to be reimbursed for related roof special assessments by the HOA. Victor also suggested that the HOA request proof from all of the owners of inside insurance as well as renters' insurance for those renting. Victor will provide the Board with more specific insurance premium increase estimates after the June 1st reinsurance timeline has passed.

5. Report of Officers: None

a. **Management Report**-Rick Whitman from Fairway Management reported that based on Victor Dalrymple's current estimates for the insurance premiums increase, the HOA's insurance premium for December of 2023 could be as high as \$207,000. Rick pointed out that if this is the case, then based on the current monthly assessments, the total funds available to the HOA at the end of December 2023 may be as low as \$18,000 after paying the insurance premium. Rick indicated that he would research what the maximum allowable increase could be for the 2024 Budget.

6. Old Business:

a. **Declarations Revisions**-Not discussed.

b. **Coach Lanterns**-Rick Whitman brought a new lantern for unit 39 and Amy McKowen will send him the link for a new coach lantern for owners to use to purchase their own new lights.

c. **Roof Leaks**-Alberto Nobili will check Unit17 and repair the hole on Friday. Amy McKowen asked Rick Whitman to revise the letter to homeowners about the roofs and send it to the Board for approval.

7. New Business:

a. **Living in the HOA**-A letter is being finalized to be sent to all owners.

b. **Mulch**-The Board agreed that for now the mulching of the common areas is too expensive. Any owners who want to purchase their own mulch may do so at their expense.

c. **Coach Lanterns**-The website for purchasing coach lanterns will be made available to all homeowners.

d. **Landscaping and Irrigation**-Tami Redmond will contact LSP Landscaping company for an estimate to provide landscaping and irrigation services to the HOA.

e. **Board Meetings**-The Board agreed that unless there is an emergency that requires a meeting of the board members when Rick Whitman is not available, board meetings will be held when Rick is available.

Next Meeting-Wednesday, May 10, 2023, at 6pm at the carport

Adjournment-Motion to adjourn meeting at 6:45 pm, approved by all. Minutes prepared by Rick Whitman.