

# Board Meeting Minutes

## HOA Board

### Nautica By The Lake Condominiums

June 2022

#### Present

Ted Massart, Board President  
Cliff Johnston, Board Treasurer  
Iris Hoffner, Board Member  
Joann Doty, Property Manager, SUHRCO  
Michael Zapoli, Special Projects Manager, SUHRCO

#### Absent

Simone Frassanito, Board Secretary  
Divya Nair, Board Member

The meeting was called to order on June 07, 2022 at 6:35 PM via Zoom video conference.

#### Homeowner forum

No homeowners attended the Board Meeting.

#### Treasurer's Report

Financial Reports for the end of May 2022.

Account Balances	
Name	End of May 2022
Operating	\$149,605.72
Maintenance Reserve	\$2,355,256.15
Special Assessment*	\$96,821.49
Insurance Reserve	\$30,682.19
Insurance Deductible	\$25,000.00
Other Account Information	
Delinquencies**	\$7,423.44
Dues Received	\$37,475.19
Dues Budgeted***	\$38,254.07

\* This is part of the Maintenance Reserve. It is tracked separately for visibility.

\*\* Does not include pre-paid.

\*\*\* For reference.

## **Property Manager's Report, Unfinished and New Business**

### **Humidity issue in D304**

Discussion with Tina and Michael Z. regarding the humidity problem in unit D-304.  
Inspection to occur for attic space above D302 and D304 to validate what are the problems.  
Roof integrity has been established so no question exist regarding roof problems.

### **Pond Fence**

Joann still waiting for new bids.

### **Building pressure washing**

Joann to obtain quotes and schedules

### **Cleaning of parking lot area**

Joann to obtain quotes and schedules.

### **Compactor cleaning**

Joann to obtain quotes and schedules.

### **Carport repair**

Carport repair for building E is about 12-14 weeks out.  
Insurance company requires hard copy of actual costs before paying on the claim for carport repair.  
Joann to work with insurance company once repairs are completed.  
Once we determine insurance coverage of repair, we will determine HOA cost, if any, and unit owner cost.

The meeting adjourned at 7:39 PM.

The next board meeting is scheduled for July 19 at 6:30 pm, 2022.

Minutes prepared by Iris Hoffner.

Approved board minutes are archived on the Nautica By the Lake Website at [www.nauticabtl.org](http://www.nauticabtl.org).