



# MEETING MINUTES

## EXECUTIVE MEETING OF THE BOARD OF DIRECTORS OF: SEXTON PLACE CONDOMINIUMS

LOCATION: Meeting held in MHW Clubhouse  
DATE: 10/16/2023  
CALLED TO ORDER: 05:06 pm  
QUORUM PRESENT: Yes

### ATTENDEES (Board Members Bolded)

<b>Jeannette Alexander - Chair</b>	Mark Vandervest - FSRE
<b>Nanci Alley – Vice Chair</b>	Cindy Vandervest – FSRE
<b>Barbara DeVoll– Secretary</b>	Sunny Arruda - FSRE
<b>Mary Clark - Director</b>	

### EXECUTIVE SESSION DISCUSSION

#### OWNER IN ARREARS ON ASSOCIATION DUES FOR 2 YEARS:

The Attorney representing the Association is filing a formal lien against the unit of the Owner who has refused to pay association dues for more than two years. This step is needed in order to begin foreclosure should that become necessary. Mark with FRESH START Real Estate, Inc, the community manager, explained a lien is automatically applied to any account that is in arrears and the unit cannot be sold unless the account is brought up to date, but if the owner isn't trying to sell, they can continue not to pay the association dues and continue accruing late fees. This is why a formal lien needs to be filed as the next step in resolving the issue or moving on to foreclosure.

#### DISCUSSION REGARDING THE PROPOSED 2024 BUDGET AND RESERVE STUDY:

The Board requested this meeting tonight to go over the items on the budget ahead of the actual budget meeting on October 24, 2023, where all of this information will be gone over again. One board member is greatly concerned about the proposed increase of \$25 a month rather than \$20 she would prefer. The community manager, Mark, explained the budget is as close to actual expenses as can reasonably be projected for next year, without any unneeded expenses. The only way to cut the budget any more would be to not increase the reserve contribution over last year's percentage. Because all costs have dramatically increased this year, to not increase the percentage contributed to the Reserve funds will cause the funds to be leaner than they ought to be and create an issue if just one major problem comes up. While it is commendable that the board is trying to keep costs low, it is important to understand all utilities and services have increased dramatically, especially this year and this will likely continue. The difference between \$25 a month increase in dues and \$20 a month increase in dues has the potential to cause Sexton Place to be unable to take care of upcoming needs for the community if the reserve funds are lowered and 1 or 2 big issues occur. FSRE reminded the board, they did not charge the association for reworking the budget as requested and will not charge for their additional time to hold a special meeting tonight that gave the same info that could have been given at the Budget meeting, nor will they charge to rework the budget again showing the difference in services the \$5 lower fee will cause. FSRE continues to work for Sexton Place and makes every attempt to foresee future needs of the community and how to most effectively plan for these costs with the lowest feasible raises each year. The Board has been asked to carefully consider the impact this \$5 difference will make over the next several years should an issue with something major (sewer, plumbing, etc) happen in the next year. One board member mentioned too low of a raise this year could very likely mean a much larger increase being necessary next year to cover needed expenses.

### ADJOURNMENT

NEXT MEETING DATES: Tuesday, October 24, 2023 at 6:00 pm

MEETING ADJOURNED: 6:58 PM

--- END OF MEETING MINUTES ---

MINUTES PREPARED BY: FRESH START Real Estate, Inc.



Sexton Place Condominiums  
Community Manager