

UNAPPROVED MINUTES
Village of Martinique Condominium Association
MEMBERS ANNUAL MEETING 2024

Monday, April 1, 2024, 10:00 a.m.
Tarpon Cove Community Center Naples, FL 34110

PRESENT: Mike Shields
Suzanne Goeren
Charles Ingle

Also Present: David Blouir of DB Community Resources and more than 11 members in person/proxy.

1. Call to Order

The meeting was called to order at 10:00 a.m.

2. Establish a Quorum

Quorum was established with **19** members in person or by proxy. (5 needed)

3. Proof of Notice of Meeting

Proof of notice was confirmed according to FL statutes and association's documents.

4. Reading or waiver of Reading of Last Annual Meeting Minutes

The reading of the past annual meeting minutes was waived. The Minutes were approved.

5. Announcement of 2024 Board of Directors

Mike Shields – Term expiring in 2025

Suzanne Goeren – Term expiring in 2025

Charles Ingle – Term expiring in 2026

Representative to TCCA Master Board – Charles Ingle – Term expiring in 2026

6. President's Report: President Shields gave his report on the 2023 year, thanking the volunteers:

- BOD Members Chuck Ingle and Suzanne Goeren
- Social Committee Members Betsy McGraw, Pat Kahl, Josephine Daprano, and Anne Bramante.
- Landscape Committee Representative Pat Kahl
- Handyman Andrea Lloha

7. Treasurer's Report: Charles Ingle discussed the association financials, noting two key areas:

a) Insurance costs continue to drive the increase in quarterly fees.

b) We are due for building painting but the quotes we've received are nearly double the last quotes received in 2020 on which the current reserve values were based.

8. Landscape Committee Report: The 2024 spring walkthrough will be scheduled in the next week with Leo Jr, Suzanne Goeren, and Pat Kahl.

9. New Business

- **Roll Over of Excess Funds...** It was unanimously approved by all members present in person and by proxy to rollover excess association funds to next year's budget (if any). **(11-0)**

- **Waive the requirement to have an independent CPA to compile/review of the December 31, 2024 Financial Statement...** Waiver of the audit requirement was approved by the majority of members present in person and by proxy. **(10-1)**

10. **Resident Comment Period.** After all official business was conducted, the board discussed two issues:
- a) Painting:** Painting will be on hold until we have enough money in reserves to cover the cost of the project in full. To date, all of our bids were 50-100% higher than the latest bids from 2020, on which the current reserves were based.
 - b) Electric Vehicle Charging and Carport Electric Use:** The board and those in attendance discussed the use of the carport power outlets for charging vehicles and their use when unattended. A board resolution was drafted by the association's attorney that will be discussed and voted on at a later meeting. The resolution is attached to these minutes.

11. Adjournment

With no other business to conduct the meeting was adjourned at 10:45 a.m.

Respectfully submitted, David Blouir

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ORGANIZATIONAL MEETING 2024

Monday, April 1, 2024, 10:00 a.m.
Tarpon Cove Community Center Naples, FL 34110

PRESENT: Mike Shields
Suzanne Goeren
Charles Ingle

Also Present: David Blouir of DB Community Resources.

1. Call to Order:

The meeting was called to order at 11:00 a.m.

2. Announcement of 2024 Officer Positions:

A motion was made to retain the same positions as 2023.

Mike Shields – President
Suzanne Goeren – Secretary
Charles Ingle – Treasurer

3. Adjournment: With no further business to discuss, the meeting was adjourned at 11:05 a.m.

Respectfully submitted,

David Blouir, CAM
Property Manager

Martinique Condominium Association

Certificate of Resolution of the Board of Directors.

Whereas, safety concerns have been raised regarding unattended use of exterior A/C wall outlets, particularly those located in the carports; and

Whereas it is imperative to ensure the safe and responsible use of electrical outlets to mitigate risks such as electrical hazards, fire hazards, and potential property damage.

Be it resolved that all exterior A/C wall outlets, specifically those in the carports, are designated for attended use only, with physical presence required by the person using the outlet at all times during use so that the person monitoring the outlet is within view of and in close proximity to the outlet in order to observe and try to intercept potential issues with the operation of the outlet.

Be it further resolved that if an outlet is found to be in use and unattended, the plug will be disconnected immediately by designated personnel or authorized individuals.

Be it further resolved that the owner of the disconnected plug will be promptly notified of the action taken and reminded of the attended use policy for exterior A/C wall outlets.

Be it further resolved that the Board will cause clear and conspicuous signage to be posted near all exterior A/C wall outlets, explicitly stating the requirement for physical presence during use as a precaution for the protection of property and safety of all residents and visitors;

Be it further resolved that property management shall take necessary measures to enforce this policy and ensure compliance among residents, including the disconnection of the plug as provided herein, and/or taking other enforcement actions as authorized by the Association's governing documents and Florida law.

This resolution shall be effective immediately upon adoption and shall become part of the Association's Rules and Regulations.

IN WITNESS WHEREOF, we have signed this certificate of corporate resolution on behalf of the association on this _____ day of February 2024.

Martinique Condominium Association By: _

February 27, 2024