



*Quail Marsh HOA
4th Quarter BOD Meeting
September 30, 2024 at 5 PM*

Called by Brandyn Miller, BOD President at 5:00 PM

Roll Call of the BOD:

B. Miller, President in person

K. Kansco, via telephone

L. Roberts Did not attend

Semper Fi Property Management, LLC:

B. Rivera in person

J. Richardson in person

A quorum of the Board of Directors was met.

Financials:

Operations: \$34,651.04 Reserves: \$241,357.71

Collections: One unit in foreclosure.

***Management & Maintenance:***

Nothing has changed really since the Q3 meeting except:

Updating estimates for repairs

Pressure washing has been completed

Repairs to stairwells, rails, etc is on Section F

Disposed of all old pool furniture

Pool closed for the season

Working on estimates for additional cameras

Still having a huge number of problems with renters tossing furniture by the dumpster and blocking pick up

Old Business:

Billy stated that Quail Marsh has approx. 30+ bikes in the club house that were abandoned. BOD will search a nonprofit to donate bike to.

Bike racks are working great

Spoke about building D2 about water intrusion. Again, a French drain has been installed and is working well with rain. It cannot handle hurricane and tropical storm amount of rain just like normal drains.

It is the owner's responsibility to carry HO6 Insurance.

New Business:

Annual Meeting set for 12/14/24 at 10 AM: Confirmed

SEMPER FI



PROPERTY MANAGEMENT

A review of UC Bank proposal for the repairs at QM was reviewed along with TD Banks proposal. The BOD and Management discussed all options.

A motion by Brandyn Miller to accept UC Banks proposal was made and seconded by Kelly Kansco. All were in favor. The motion to accept UC Bank as the Loan for the repairs has been excepted and approved. Billy will reach out to UC Bank and have them send the written contract.

The BOD and Management Team had a discussion about the 2025 budget and it was decided to have a Special Budget Meeting on 11/11/24 at 1000 AM. This will be to decide the 2025 budget, with or with out insurance in the budget, raise/keep the same dues, etc.

Numerous documents will be resent to the BOD by SFPM

SFPM are reviewing and adjusting rules and regs for QM

Motion to adjourn was made by Kansco and second by Miller. All in favor

Closed at 5:48 PM