

### **Sorrento Condominium Association Board of Directors April 2022 Meeting**

Topic: Sorrento Condominium Association Board of Directors April 2022 Meeting

Time: April 21, 2022 07:00 PM Eastern Time

Join Zoom Meeting

<https://us02web.zoom.us/j/88939754876?pwd=L1ZsZW94aDkzb1B3em1HT1FGVXVIUT09>

Meeting ID: 889 3975 4876

Passcode: 578984

Or dial in:

(646) 558-8656

Same Meeting ID and Passcode as above

#### **General Updates -**

- **Sorrento Condominium Association Board of Directors Meetings:**
  - **Reminder: These meetings are Board of Directors meetings where the BOD is conducting business on behalf of the Association, members are welcome to attend but the purpose of these meetings is for the BOD to meet, discuss, make decisions, and vote on items affecting the community.**
    - We will continue to encourage open discussion at the end of each meeting, as open communication builds dialogue. However, items that require extended discussion (over 3 minutes) or minimal community involvement will be deferred to the end of the meeting time permitting. This will allow all business items to be covered in the time allotted.
  - **Board of Directors Meetings the 3<sup>rd</sup> Thursday of each month unless noticed otherwise:**
    - April 21, 2022
    - May 19, 2022
    - June 16, 2022
    - July 21, 2022
    - August 18, 2022
    - Agenda: Community updates and old/new business is reviewed.
      - If you want something brought up or included in an above meeting or desire a change to be discussed; a request for a motion to change a policy/procedure can be made to the BOD or Management Company for inclusion for discussion in a future meeting. These requests must be made with enough time to meet all notice requirements. Any late requests will be deferred to the next scheduled meeting.
      - All meetings are noticed with agendas 48 hours prior via email, included on the Sorrento website community calendar, and posted at the pool bulletin board.
  - **Monthly Board of Directors Workshop Sessions:**
    - **This meeting is noticed at the pool bulletin board and communicated in all Board of Directors Monthly Meetings.**
    - Topics: General community working session to address community maintenance deliverables to include landscaping, building issues, updates on reported issues, Management updates, review strategic items to be brought up at the monthly Community meetings.
    - **This meeting is held the first Thursday of every month @ 7:00 AM ET virtually.**
- **Anyone wishing to join, can join via a conference line: [Join Zoom Meeting](https://us02web.zoom.us/j/86437473139?pwd=TzRha0Q3OGh6RGRUTmNBR0lTTWRDUT09)**  
Join First Thursday Morning Workshop Zoom Meeting  
<https://us02web.zoom.us/j/86437473139?pwd=TzRha0Q3OGh6RGRUTmNBR0lTTWRDUT09>

or by phone

(646)558-8656

Meeting ID: 864 3747 3139

Passcode: 782077

**This is an open meeting and everyone is welcome to attend**

## **Meeting Agenda**

### **Treasurer's Report** – Amy Hall, Treasurer

- 2022 YTD update

### **Committee Updates, if anything to report:**

- Landscape Committee Report
- Amenities Committee Report
- Welcome Committee Report
- Building Committee Report
- Social Committee Report
- Maintenance Committee Report

### **Violations** – Discussion and necessary action for any violations occurring since the previous BOD meeting.

### **General Updates:**

- Management Company update – Michelle Welchman
- Review the website for updates: Sorrentocondo.com
  - [www.sorrentocondo.com](http://www.sorrentocondo.com) Owner section username: sorrento password: sc2021
- Forms, pages, and calendar continue to be updated on the website.
- Review of governing documents – a table of contents to be posted to assist in identifying key documents.
- Reserve study is in process
- New entry system has been installed
- Pump repaired
- Rules and Regulations update in process – no major changes
- Amenities Committee to review replacement treadmill quotes
- Building Committee to trim and cap wires on sides of buildings
- Maintenance committee replacing sensors and bulbs
- New pool signs installed
- Replacement Guest Parking passes picked up from vendor and are now at Resort office.
- Additional review of sod needing replacement since irrigation issue.
- Cane Toad visit – approximately 20 breeder size toads collected. No tadpole activity as of yet.
- Meeting with insurance agent – new property appraisals were ordered as required by insurance company. We were told to expect an increase around 15%.

### **Items under BOD review**

- Board of Directors have been testing the functionality of the new MyQ app – discussion of any identified issues.
- Preliminary discussions with landscape design firms to create “blueprint” that can be followed for Sorrento. Phil and Erika are leading this item.

### **New Business:**

- Roll out of app to community – Voluntary basis – app is not needed to access the community. Owners only, limit 2 per household at this time. Cost per app license is \$1 per month payable annually (\$12 per app). Owners would be required to fill out the information form and submit with a check for annual

payment before getting access via email invitation containing their personal code to download the application.

- Brightview issues – BOD requests that Brightview provides schedule of items to be completed to Property Manager and BOD. BOD will forward to landscape committee for their inspection of these items during their walk through to see if they have been completed. Report of any work not completed or any landscape issues identified during the walkthrough to be submitted to BOD and Property Manager. Property manager will elevate to Brightview for resolution. Implementation of accountability spreadsheet to be provided by Michelle
- Compliance Violation reporting to be added to Sorrento website – This will be the process moving forward to report violations for property manager/BOD to review. Without adequate information it is impossible to follow up on complaints.
- Owner directory being prepared based on the owner information forms submitted to Myers Brettholtz. Any owners with no form on file will be listed address and owner name(s) only.

### **Open Discussion**

### **Entertain a Motion to Adjourn**