

1/31/2014 Conference Call Meeting – Lasted approx. 30 minutes

In Attendance: Lenox, Richard, Chris Torres, Chris, Kristen, Andrew, Ron

Kristen stated info on Foreclosing on the concrete pads and that it would take giving a 30 day notice to proceed. She doesn't know how Monte Cristo will respond to this, they have not responded to previous times to determine a settlement of any kind

Advantage is to get them to come to the table

Disadvantage is the legal fees – 400 to file plus Kristen's fees = probably a minimum of 1000 dollars

If we take over the pads HOA will be responsible for taxes and the mortgage holder will get first options

Andrew believes because of Monte Cristo setting up an LLC with the slabs involved that they want to keep them

Richard made a motion to file a lien and proceed with foreclosure on slabs

Passed unanimously and motion carried

Kristen will keep us posted on costs and inform us when 1000 is reached.

Andrew agreed with this and warned to keep close tabs on legal fees which can get out of hand

Other Business:

Road and stucco still not resolved

There is an underfunding of reserves with possible fraud if money was being diverted out of this fund

Andrew is correcting books

Premier has been subpoenaed for their books and Ron will send us a copy of the letter to this effect

Underfunding violations are against Monte Cristo and vacant lots, 718 against developer

Ron brought up irrigation issues as well that have not been resolved.

A board meeting will be scheduled for last March, early April to get a plan of action

Ron, Chris and Lenox will sit down with state officials

Recommendation made to write down details of who we are going after legally and to what end

Brighton Place Board Meeting

April 16, 2014 at 6:00pm

Southwood Golf Club – 3750 Grove Park Drive, Tallahassee, FL 32311

Present: Andrew Elkes, Kristen, Lenox, Ron, Michelle, Richard, Chris by phone, Chris

Minutes prepared by: Richard Marcello

- Lenox call to order
- Andrew explained structure of the meeting
- Presentation of an offer by Tom Asbury and counsel on behalf of Monte Cristo LLC –

Offered to pay 85 per 72 units unbuilt per year for 2 years(2012,2013) and start work on the stucco problem at least on 2 units and asphalt road pending the sale of the unbuilt lots and pads. He would use the money from the sale to complete the work.

Tom believes there is someone that would buy and build the remaining condos if he can get a reduction on the fees (close to 500,000).

- Board met and Tom and counsel left room for the board to enter into discussion.
 - Many alternatives were discussed and avenues of action
 - The possibility of lowering dues to 85 per quarter for the 2 years was considered which would be almost 50,000 plus an urgency for the work(stucco and asphalt) to be done regardless of the sale of lots. This possibility was unofficially offered for Tom to consider and let us know if it would be agreeable.
 - Kristen was asked to investigate further the legalities of what we could do to help determine the best course of action.
 - No decision was made at this meeting
- Tom and counsel reconvened with board and discussed the possibility of the above option. He was not very agreeable to doing the unfinished work but it looked promising to consider the new fee proposal.
- Meeting ended with a decision pending over the next days as board gathers information.

Brighton Place Board Meeting

May 6, 2014 Minutes

- I. **Call to Order:** Meeting was called to order at 6:00pm, at the Law Offices of Dunlap & Shipman located at 2065 Thomasville Rd., Tallahassee, FL 32308.
- II. **Attendance:** In attendance were the following Lenox Godfrey (P), Michelle Brown (VP), Chris Keena (T), Ron Little and Michael Bell. Board members not present were Richard Marcello and Chris Keena. Also in attendance were Kristin Gardner, attorney and Andrew Elekes, manager
- III. **Discussion:** The following items were discussed
 - a. Review of the investigation going on with the DBPR.
 - b. Liening and foreclosing on the undeveloped condominiums.
 - c. The possibility of partially terminating the undeveloped units from the association.
 - d. Possible suit and costs associated on the construction defects.
 - e. Board Motion: After discussion of all options Lenox Godfrey motioned to lien and foreclose on the undeveloped parcels; Michelle Brown seconded. It was approve unanimously.
- IV. **Other Business:** Andrew Elekes presented two issues outline below.
 - i. Ms. Patricia Warren (Unit 2902) has damage to her drywall caused by a leak in her tub which now requires mold remediation and repair. After discussion with attorney and review of documents. The outcome was that Andrew Elekes would contact Ms. Warren and let her know that the association is not responsible because of ArticleV (b)(2) of the association declaration which states "....the vertical planes of the innermost unfinished surface of the interior walls bounding such Unit extended to intersections with other perimeter boundaries."
 - ii. Andrew Elekes then presented 4 units for a motion to lien and foreclose. The unit numbers were 4201, 2204, 2406, and 2401. Each was individually discussed. Lenox Godfrey Motion for the lien and foreclosure; Michelle Brown seconded. It was approve unanimously.
- V. **Adjournment:** The meeting was then adjourned at 7:10pm.

Attendees:

- Michael Bell
- Ron Little
- Lenox
- Michelle
- Chris Keena
- Richard

Lenox gives summary of contract with manager.

1200 Last year and 1250 this year.

Lenox does not recommend the 125 increase but does recommend going to 1300 now and increasing later to full.

Propose to continue with Andrew at 1300 and discuss with him some of the concerns about representing HOA as priority.

Chris will investigate rates from other companies to have a comparison.

6 months contract for 1300 effective 7/1/14 while we scope rates and then by November 15 have a definitive action.

Ron makes motion and Michelle seconds. Rate to 1300 7/1/14 out clause remains 45 days and we will scope rate and November will be decided and then rate increase will be 1375 for 1/1/15

Motion passed unanimously.

Brighton Place Board Meeting (recorded by Richard M)

October 29 2014

- 6-630 Executive closed meeting
- 6:30-7:20 Open Meeting
- Location: Southwood Country Club
- Attendees:
 - Lenox
 - Chris Keena
 - Chris Torres
 - Ron Little
 - Richard Marcello
 - Michelle
 - Michael Bell
 - Kristen - Attorney

Call to Order: Lenox

2. Kristen talks about a past meeting with developer. Lenox with Kristen and on other.

Mediation with attorney and Steve Gadzini and developer Tom Asbury

4 hour meeting and came to an agreement

72 units unbuilt and no more than 3 years from sept 3 2014 no less than 4000 per unit and condo association with receive 50 percent of net proceeds less closing costs and ad valorem taxes

We will waive back dues. Dues waived from date of agreement through sept 2021 however if building happens before dues begin

The next year 25 percent will be assessed, 50 then 100 percent for consequential years.

3. Construction defects

Paving , stucco, some flooding into units from original design fault and sprinkler system.

Very expensive suit to do. Kristen advising.

Developer, premier, and contractor would be included in the suit including architect, subcontractors. Really need an expert report to know how to proceed.

Statutory notice has been issued to the parties.

Can sue for fees and recover costs plus negligence.

The cost is high and up front and ongoing.

It's a board decision to move forward or not.

Ron and Lenox will email numbers of prices to Kristen after this meeting. Ron says cost is 182,000 plus 6000 for stucco already repaired on several units.

Lenox recommends proceeding with a pre mitigation conference with the parties. This would be sharing cost of mediator and our lawyer. Best to get as many parties to table as possible to get a better result.

Kristen went over the answers from developer to each defect.

Irrigation meters were pulled by the developer says the irrigation contractor.

Ron will check for the c o. certificates

- **Motion** to set up pre mediation. Richard motions, Michelle seconds and all agree. Kristen is authorized to move ahead

Kristen will be here for the December meeting.

Beginning open meeting at 6:38pm

Board of directors meeting open to all.

2. Mitigate damages is our responsibility. Fix things and keep receipts. Obvious things need to be fixed.

Amount for stucco repair - 1150 per unit. 25 problem units. Ron will give us numbers to decide how many units to fix.

Fix irrigation. Need an electrician and new box 500 dollars. Need estimates to repair all this. Ron will provide all of this.

- **Budget allowcation can be 15000 for one year which is half of total - 30000**
- **Budget for irrigation 15000. Needs 14800 changing all sprinkler heads according to Ron.**

- **Budget pavers - 5000 for next year.**

We have 165000 in reserves right now. So we need to allocate this money and move forward.

Chris Keena will set this up in the budget.

Roofing issues. There is a reserve for roof already says Kristen. We are discussing what we need Andrew to prioritize with the reserves.

Investment options for reserves. Michael says cd or money market. Currently 64000 is in cd. Suggest to put 64000 in money market as well as the other 100000.

Move it when cd expires. Chris will find out when it needs to be moved.

3. Contract expires dec 31. Chris has estimates to look at.

Lenox will put together several directives that everyone wants to see carried out. This will be done by Friday. Then Lenox will proceed to present to HOA manager Andrew

1 year term at 1375 for next year with directives.

Ron made motion and Michael seconds it. Motion passes.

Dec 2 2014 HOA Meeting Brighton Place annual

Board Present:

Lenox Godfrey
Chris Keena
Michelle Brown
Ron Little
Richard Marcello

Kristen Gardner – Representative Attorney
Several Condo Owners(4?), including Alricky Smith

Ron on committee for architecture

Irrigation put boxes back up and working and then see what issues need to be repaired

December and January the stucco will be done

Retention pond is working properly according to Richard and it is now part of Brighton Place

Lawn maintenance signed up again with same company for next year.

Chris Keena report for management service pricing. Board reviewed the bids

New business

Kristen Gardner construction defects and condo dues.

Sept mediation took place. 72 units with past dues. 6 hours deliberations. Agreement reached

Developer will sell within 3 years at 4000 minimum per unit

Ass. will receive 50 percent of sales and units will pay dues when built.

Construction defects stucco, irrigation and pavement

Late January possible pre suit mediation

Stucco repairs are happening in order to prevent further damage.

Andrew - management report and property update

Budget 2014 report explains Andrew

Admin bills were close. 70000 insurance was actually 72000

Maintenance expenses were very close.

241000 in bank with 100000 sitting there plus 64000 in cd's

Underground drainage has been fixed in places

Roof repairs have been minimal

Unit 901 get basketball hoop removed.

Voting

To reduce reserve money - yes this keeps dues the same 132/1

To reduce admin reporting requirements - yes 133/0

Board for next year: Smith, Torres, Keena. Little, Bell. Brown. Marcello

7:02pm meeting adjourned

Organizational meeting starts:

Budget for 2015

11 percent into reserves which allows Fannie May and Freddie Mac to write mortgages for units

Andrew continues to go through budget allotments

To check dryer vents on interior units since at least one was missing which can be a fire hazard

Chris makes motion to approve budget and Michelle seconds. All approve.

New business

Authorize line of credit

January will clean gutters.

Motion to approve Chris to sign for loan on behalf of board. Ron seconds. Passed.

Dues

704 and 4401 to foreclose against. Approved by board to proceed.

7:28pm meeting adjourned