

**Sun Ketch II Condominium Association, Inc.  
General Board Meeting  
Tuesday, July 11, 2023**

**Call to Order** at 6:00 p.m. by President, Kelly Braaten.

**All Directors present, quorum met.**

Guest: Scott Vignery representing Ameri-Tech

**Approval of Minutes**

The minutes of the February, 09, 2023 meeting were reviewed. Braaten moved to approve the minutes as published, second by Rose. The motion approved by unanimous vote.

**Report of Officers**

- a. President's Report: Braaten advised there are currently 15 lintels that need to be replaced. The price has gone up from \$3500 to \$3900 per unit. We are not sure of what the cost of our insurance will be until we meet with our Agent on July 26<sup>th</sup>. A decision will then be made on how many buildings we are able to do, and will contact homeowners.
- b. Treasurer's Report: Dollenmayer's breakdown of the \$699 HOA monies report below.

<b>Condo Fees \$699 Per Month</b>	
52% Insurance -	\$360
Flood Budget -	\$60,000
Flood Actual -	\$53,000 up 14%
24% Utilities -	\$169
Water/Sewer/Trash/Cable/Electric	
14% Reserve -	\$96 per month
8% Grounds/Pool -	\$57
2% Admin -	-\$17
\$30,000 in deferred for lintles/ tenting	

**c. Management Company Report:**

- i. A Fining Committee has been organized. It is made up of Owners that don't serve on the Board and are not related by blood or marriage to a Board member.
- ii. The Board or Management issues the violation and informs fining committee.
- iii. The Owner must be given 14-days to rectify the problem, or make a request to management, to go before the fining committee for a hearing before a fine may be imposed.
- iv. After hearing all facts, the committee decides whether the fine should be confirmed, or rejected. If confirmed, notice is sent to the Owner. The fine is due 5-days after the date of the committee meeting at which the fine is approved.
- v. The fine cannot exceed \$100 per day, per violation, or \$1,000 max.

- d. Vignery advised owners to visit the **SKII website - sunketch2.org**, for most answers to pertinent information.

**New Business**

Termite inspections are complete, there are 15 units not inspected. Unit owners not inspected have been notified. Directions have been sent by Haskell Termite and Pest Control how to contact them for spot checks. Current amount for tenting each, 6-unit building, is \$6896. There is a 1-year warranty for each building tented. Building #6, condo numbers 122200 through 122220 will be tented.

**Open Discussion**

Braaten opened the floor to discussion. Properly disposing of trash, answering Owner complaints quickly, and questions regarding termites and, how to contact Haskell Termite and Pest Control for spot treatments were discussed.

**Adjourn**

Motion to adjourn at 6:55 p.m. was made by Braaten, second by Figiel. Next meeting will be held on July 26<sup>th</sup> at 6:00p.m., covering just insurance.

Minutes prepared by:  
Christine Cengel, Secretary  
07/14/2023