

## MINUTES

### DEERING BAY MASTER PROPERTY OWNERS ASSOCIATION, INC.

Date: May 16, 2018

Place: Deering Bay Yacht and Country Club

Time: 8:30 AM

#### Call to Order

A quorum of the Board was present with nine directors present. Charles Carroll, who was chairing this meeting in the absence of Fern Kalstone, called the meeting to order at 8:40 AM. The sign-in sheet of attendance is attached.

#### Approval of Minutes

Barry Siegel moved and a second by Geri Brodie that the Minutes of the April 18, 2018 Board Meeting be approved. The Minutes were unanimously approved.

#### Security Report

Bruce Rubin, Chairman of the Security Committee delivered a report that summarized a security Committee Meeting held on May 10, 2018 which was copied to the Board for this meeting.

**Motion:** Bruce Rubin moved for management to start the process of obtaining a Letter of Authorization (LOA) which will enable the Coral Gables Police Department to issue citations for traffic offenses inside the Deering Bay Community. Barry Siegel seconded the motion. The motion carried with eight members voting for and one member, Geri Brodie, abstaining.

- Peter Penaranda, Director of Security stated that a Hold Harmless Agreement from the MPOA is required by Kent Security in order to provide transportation to the front gate for domestic workers. Peter will provide a copy of that document to the MPOA for review.

**Motion:** - Kent Security submitted a request to the Association to exercise a 3% annual increase option as stated in the current Security Agreement. The reason that the increase was brought to the Association was to provide merit raises to three guards that have served the community for a minimum of two years. After discussion of the hourly wages of the guards, Mr. Rubin moved to increase the hourly wages of both Darrin Thread and Yolanda Pope a dollar per hour to \$11.00 per hour and to Andrew Chung, increase to \$15.00 per hour. Martha Moses seconded the motion and it was carried unanimously.

The Board requested that all security salaries be reviewed within the next thirty days, comparing them to posts similar to Deering and if needed, further adjustments may be made. Management and Kent Security will provide this information to the security committee.

**Committee Appointment:** Geri Brodie was appointed to the Security Committee.

**Treasurer's Report:** Mr. Walters provided a financial report which included cash position and accounts receivable.

**Motion:** Mr. Walters advised the board that Attorney Poliakoff had collected approximately \$3,646 from a foreclosed unit in Padua, #258 from the title holder, US Bank. Barry Siegel moved that the Association approve a write-off of maintenance and legal fees in an amount not to exceed \$9,000. This was seconded by Geri Brodie and unanimously approved.

**Manager's Report:** Manager Cathy Blondell delivered the monthly manager's report which included maintenance updates (PCI Stormwater Solutions inspection, status on Main Marina fence, light replacement program, landscaping, etc.)

**Unfinished Business:** Barry Siegel presented the board with a summary dated May 3<sup>rd</sup> of a meeting attended by Deering Bay condominium and homeowners association's board presidents for the purpose of discussing common interest within the community. A copy of this summary is attached per the request of Barry Siegel to be a part of the Minutes. Given the general consensus of the board presidents regarding a Club membership initiative, a motion was considered.

**Motion:** Barry Siegel moved that the discussion of the MPOA's involvement in a program of acquiring for the Deering Bay community residents the right to use Deering Bay Yacht and Country Club facilities as presented to date shall be indefinitely postponed and that no additional legal fees or costs related to said program shall be incurred. This motion was seconded by Richard Sepler and carried by eight affirmative votes. There was one abstention by Bruce Rubin.

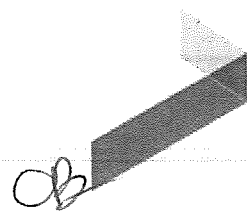
**Next Meeting:** June 20, 2018

**Adjournment:** All business addressed Charles Carroll moved to adjourn the meeting at 10:10 AM.

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Respectfully Submitted by: Catherine Blondell

# SIGN-IN SHEET



Also Present:  
 Catherine Blondell, FSR  
 Peter Peneranda, Kent Security Services

**FirstService**

RESIDENTIAL

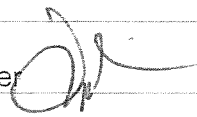
## MONTHLY MANAGEMENT REPORT

ASSOCIATION NAME: DEERING BAY MASTER PROPERTY OWNERS ASSOCIATION, INC.

MANAGER NAME: CATHERINE BLONDELL, LCAM

MONTH OF: MAY 16, 2018

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
Ferne Kalstone	President/Ex. Committee	E
Sarah Kuhn	Executive Committee	E, H
Charles Carroll	Sec/Ex Com	E, H
Bill Whelan	Vice President/Ex Committee	E, H
Robert Walters	Treas/Executive Committee	E, H
Martha Moses	Milano	E, H
Geri Brodie	Verona	E, H
Steven Klein	Verona	E, H
Donald Griesemer	Venice	E, H
Barry Siegel	Venice	E, H
Bruce Rubin	Siena	E, H
Robert Schur	Siena	E, H
Claudia Espinosa	Estate Homes	E, H
Sabina De La Torre	Estate Homes	E, H

Richard Sepler 	Club Villas	E, H
Maurice Kutner	Grand Marina	E, H
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