

Jensen Beach Club Condominium Association
2022 Budget Meeting Minutes
Wednesday, September 15, 2021

In the room: Vito Cucinelli, Eugene Ciferno, Alena Woodruff and Barbara Shea, Advantage Mgmt.
On the phone: Suzi Browning, Kim Wojciechowski, Ellie Ledbetter

Call to Order

- Vito Cucinelli, President, called the meeting to order at 1:00 pm
- Approve Workshop Minutes, 3/11, 4/14, 6/11/2021, Meeting Minutes 4/22 & 5/5/2021
 - Motion to approve by Suzi Browning
 - 2nd Eugene Ciferno
 - All in favor, motion carries
- We renewed our ATT phone service in the office and there was a big issue so the decision was made to move to Comcast for that service.
- Vito signed a new contract with Comcast for cable service for the community.

2022 Proposed Budget Notes

- Moving to a new program with Advantage Management called TOPS which is a web based program for storage of condo documents and financials. We will no longer store them on our website and there is no charge for this service. We will continue with our website for the community information.
- We have a \$465/surplus, a portion of these funds will be for insurance and note that we are expecting an increase this year. Condo dues will remain the same, no increase. 75-80% of surplus will go to reserves.
- We approved an increase of 3% to Advantage Mgmt, we have not had in increase for 4 years. Alena's hours will remain the same.
- We agreed to stock the lake with fish, Alena will order this week.
- We will add a line item to the Reserves for the Seawall for any future work to be done. Funds for this will come from surplus.
- JBC board will vote on the budget that is sent from Barbara Shea at our October meeting. Once approved it will be mailed to the JBC community.

Motion to Adjourn

Suzi Browning, 1st
Eugene Ciferno, 2nd
All in favor, motion carries

Meeting Adjourned

Scribe: Ellie Ledbetter