



Finance Committee Meeting Minutes

Monday, November 27, 2023, at 10:00 am, Library & Zoom

Join Zoom Meeting

<https://us06web.zoom.us/j/82343410372?pwd=t4pGkvmwCyzgNapV92f3GCwDNm96Xe.1>

Meeting ID: 823 4341 0372; Passcode: 873254; Dial by your location +1 305 224 1968 US

Call to Order: The meeting was called to order at 10:00 AM by Maggie Stokes.

Roll Call: Committee attendees in person: Maggie Stokes, Committee Chair; Gary Thrasher; Co-chair; Jan McCoy, Secretary; Roberta Maynard, Richard Thomas LCAM absent for cause; Marilyn Corazza Admin. Supvr.; via Zoom: Larry Smith, Karen Harding, Bill Hickey

Guests: John French 709; Douglas Stephens 135; Brian Maynard 068; Maureen #unknown

Proof of Notice: The meeting notice was posted 48 hours in advance of the meeting as required by the Association rules and Florida Statutes on Fri., Nov. 24, 2023, at 6:14 PM.

Agenda

Approval of Minutes: Roberta Maynard made a motion to accept the October 23, 2023, meeting minutes; seconded by Bill Hickey. The motion passed unanimously. The minutes were accepted as presented.

Presentation of October 31, 2023, financial statements

- Income & Expense - We continue to run over plan due to an increase in share sales resulting in fewer than planned rental fees. Expenses were higher than average. The repair & maintenance line item due to the purchased of a 4-gang electrical pedestal, repair of lighting in common areas between the shuffle court & the clubhouse, placement of an additional camera in that same area, clubhouse mold check, installation of bulletin boards, increase in lawn maintenance contract cost and palm tree trimming.
- Administrative Expenses – paid for the audit.
- Legal fees – ongoing expense for our attorney, collections, real estate work, review of rules.
- Division fees – Annual \$2,470.00 Pinellas Park fees; settlements of share sales with incentives.
- Extraordinary expenses – removal of a home on Canal.
- There was movement of the expense in the reserve account to the capital account. Monies were spent in October but not capitalized until November (golf cart & A/C unit).
- Operating Savings – We are expecting several new share sales to close. Our savings balance is growing currently at \$640,000.00. There was discussion regarding keeping approx. \$600,000.00 - \$700,000.00 in liquid assets or rolling some of it into a short-term CD.

Edward Jones CD rollover

Motion: Gary made a motion that Maggie make the below motions for consideration by the board at the next board of directors meeting. Motion was seconded by Maggie Stokes. All were in favor of the following:

- Motion #1: To roll over the existing \$200,000.00 CD (maturing the end of December 2023) for another 12-month term (currently 5.2% interest rate).
- Motion #2: Move \$200,000.00 (of the \$640,000.00 balance in the Edward Jones Investment Savings account) and invest in a 90-day/3-month CD.
- Motion #3: Move the second \$200,000.00 for a total of \$400,000.00 (of the \$640,000.00 balance in the Edward Jones Investment Savings account) and invest in a 180-day/6-month CD.
- The short-term CD's offer a slightly higher interest rate vs. our 12-mos. CD's.
- There is another \$400,000.00 rolling over in January if cash is needed.
- The remaining savings will be earning 2.25%.

Auditor discussion

- Available members of the committee attended introductory meetings with two of the three auditors who were contacted for request for quote (Affinity & Maloney & Novotny).
- Discussion of selection of a new auditor for the required 2023 audit took place. A ranking system was used for comparison which will be shared with the board of directors.
- Having an annual audit was discussed. It is important to have another set of eyes on our financials as a protective measure of our association. FI Statute 719 states we are required to have an audit every year unless we ask the membership to bypass the requirement. If bypassed, RPM would provide an unaudited, annual financial statement. The RPM financial statement is not a financial review. It is a report by our provider.
- Gary Thrasher made the motion to recommend Maloney & Novotny be considered as first choice by the board of directors. Motion was seconded by Bill Hickey. Motion passed unanimously.

December meeting

- The board of directors does not plan to meet in December. The Finance Committee also chose to forego the December meeting.

Adjournment

Motion to adjourn was made by Bill Hickey, seconded by Karen Harding. Motion passed unanimously. The meeting adjourned at 11:30 AM