

ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

REGULAR BOARD MEETING

THURSDAY, MARCH 13th , 2025, at 2:00 PM

AT THE ECC, 3800 ENVIRON BLVD, LAUDERHILL

AND ON ZOOM

AGENDA

1. Call to order:

Meeting was called to order at 2:10 PM

2. Establish a quorum:

Board Members present were Ronald Adam, André Charlebois, George Crawford, Gervais Deschênes, François Lefebvre, Jacinthe Lejeune, Carmen Oprescu et Viviane Schofield.

The Quorum is established.

Margaret Andrade joined the meeting at 2:50PM.

3. APPROVAL of MINUTES and DISPENSE of Reading:

MOTION to DISPENSE with the READING and to APPROVE the MINUTES of the Regular Board Meeting of February 20th, 2025.

Motion was MOVED by Carmen Oprescu and SECONDED by François Lefebvre. The Motion carried unanimously.

4. NEW BUSINES

4.1 Special Assessment to complete the work required due to 40-year Milestone Inspection (see attachment 1):

Gervais Deschênes explained the importance of rebars and post-tension cables in the buildings and presented several photos demonstrating their deterioration, along with the deterioration of the cement structure beneath the stucco. This evidence underscored the necessity of the repairs underway.

André Charlebois informed the owners of the total funds required to complete the 40-Year Work. He will present a motion to approve a Special Assessment for April 15, 2025, to advance the renovations.

He also noted that a second Special Assessment will be necessary to complete the work. This second assessment would be due on June 15, unless the membership approves a Line of Credit, in which case the payment could be deferred until September 15th.

Note: Margaret Andrade joined the meeting before the vote.

MOTION:

TO LEVY a Special Assessment of \$500,000, payable by April 15th, 2025, to cover a significant portion of the work on the buildings following the 40-year Milestone Inspection;

TO COVER the remaining costs (approximately \$500,000) for additional work, including contractor and engineering fees, as well as other projects outlined in the Special Assessment budget:

- EITHER, by implementing a second Special Assessment of \$500,000, payable by June 15th, 2025.
- OR, by utilizing a Line of Credit which will be drawn as needed and fully reimbursed by a Special Assessment levied on all owners upon completion of the projects (estimated around mid-September 2025)."

Motion was Moved by André Charlebois, Seconded by Gervais Deschênes. The Motion carried unanimously.

4.2 Presentation for the Front Gate Committee, by Charlyne McNeil:

Charlyne McNeil noted that the Committee met with four Companies to analyze the situation and the alternatives that are available. She submitted the committee's Report and thanked the other members of the Front Gate Committee. Then Charlyne asked the Board to accept the Report of the Committee.

MOTION:

For this Board TO RECEIVE the Final Report of the Front Gate Committee, and TO TRANSFER the file to the new Board.

Motion was Moved by Gervais Deschênes, seconded by Jacinthe Lejeune. The motion carried unanimously.

4.3 Update on the New Inveraray Golf Course (Michael McNeil and Viviane Schofield):

Michael McNeil stated that there continues to be progress but it is slow. Since our last Board meeting, the Inveraray Association, our transactional lawyer, the developer and Pulte Homes have developed a draft contract that identifies that Pulte Homes will be responsible for the execution of the "Plan" - a common sense approach that means the Association can now rely on a billion dollar company to make good on the promises that have been made respecting the development.

The major hurdle in all of this is how a vote will be taken of all owners to achieve a 66% vote in favor of amending the Covenant. In the coming weeks, a new entity under the auspices of the Inveraray Association will be created to own and operate and manage all of the golf course and its amenities.

Viviane Schofield and Michael McNeil remain cautiously optimistic.

4.4 Update on Insurance renewal, by Jacinthe Lejeune.

Jacinthe Lejeune acknowledged the other members of the Insurance Committee: Viviane Schofield, Michael McNeil, Mario Lamarche, and Gervais Deschênes. She noted that while insurance premiums are decreasing, the Committee is exploring alternative insurance brokers to ensure the best possible representation.

4.5 Board Motion on Rentals, by Viviane Schofield.

Viviane Schofield recalled the Rule for Rentals to move forward:

-Board: 66% of the Board Members must vote FOR rentals, and;

-Owners: 50% +1 of the unit owners must vote FOR rentals.

She then suggested that a Motion should be put forward in the event the result of the membership vote is favorable to approve Rentals.

MOTION:

It is MOVED by Jacinthe Lejeune, and SECONDED by Margaret Andrade:

TO ACCEPT rentals;

TO AMEND the Rules and Regulations (article 1);

TO AMEND the Declaration (article 18);

TO ADD the Rental Conditions to the Rules and Regulation (article 48);

The Motion carried unanimously.

4.6 President's 5 Year Report by Viviane Schofield.

Viviane read the conclusion and a word of thanks from her **Five-Year President's Report**. With a touch of emotion, she bid farewell to her role as president, expressing her heartfelt gratitude to her condo neighbors and friends, her fellow Board members, and her family for their support and encouragement. Wishing the new Board much success, she also offered her collaboration to ensure a smooth transition.

Following warm applause from the audience, her partner in life, **Gaétan Dubé**, publicly expressed his personal appreciation for Viviane. He highlighted her unwavering commitment to the community, which he had witnessed firsthand over the past five years.

MOTION:

TO RECEIVE the President's 5 Year Report.

Moved by André Charlebois, Seconded by Margaret Andrade.

The Motion carries unanimously.

5. OLD BUSINESS:

5.1 Statement to be Read at Board Meeting re Lawsuit.

Viviane Schofield announced that the lawsuit against the Association has been settled and subsequently dismissed by the court. She then read a statement prepared by the Association's lawyer and stated that she would not take questions on the matter.

6. HOMEOWNERS QUESTIONS:

An owner raised a complaint regarding recycling.

It was emphasized that **plastic bags are not recyclable in Florida**. When the owner filled the recycling bin with plastic bags, they were returned to his doorstep. The Board acknowledged receipt of the complaint.

Additionally, another owner suggested that the Association establish a **Fining Committee** to address violations in the future.

7. Adjournment.

At 3:50PM, it was MOVED by Ronald Adam, SECONDED by Jacinthe Lejeune TO Adjourn the meeting.

The Motion carried unanimously.

Respectfully submitted,
 Ronald Adam, Secretary of the Board

Attachment 1 - Special Assessment due April 15th:

TYPE UNIT	% SHARE	NB UNITS	TOTAL 2025	TOTAL per UNIT	Payment April 15th, 2025
A (all unit 05)	0.0056	14	39,200.00 \$	2,800.00 \$	2,800.00 \$
B (all unit 04 & 06 excluded 104 &106)	0.00721	28	100,940.00 \$	3,605.00 \$	3,605.00 \$
C (all unit 02 & 08, plus 104-106)	0.0071	34	120,700.00 \$	3,550.00 \$	3,550.00 \$
D (all unit 03 & 07)	0.00757	32	121,120.00 \$	3,785.00 \$	3,785.00 \$
E (all unit 01 & 09)	0.00979	24	117,480.00 \$	4,895.00 \$	4,895.00 \$
			500,000.00 \$		