

## ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

### REGULAR BOARD MEETING

Thursday, September 18<sup>th</sup>, 2025

Location: ECC, 3800 Environ Blvd, Lauderhill

Zoom co-ordinates provided to all owners

1. **Call to order** 5:00 PM Gervais Deschênes V.-P. Property, assumed the Chair and explained that Board President, Michael McNeil had stepped down from the Presidency and left the Board for personal reasons. By Florida Law and our governing documents and by-laws, V.P. Deschênes chaired the remainder of the meeting.

**Gervais Deschênes said that the meeting had to terminate by 6:15 PM because Tim Alborg (the Zoom co-ordinator for the meeting) had to leave.**

2. **Present** ; Mario Lamarche (vice-president), Gervais Deschênes (vice-president), Jacinthe Lejeune (vice-president), Dhanny Palma, Carmen Oprescu, Ralph Roberts and Francois Lefebvre (secretary);

3. **MOTION TO DISPENSE** with the reading and to approve the Minutes of June 12<sup>th</sup>, 2025 Regular Board Meeting.

**Moved** by Mario Lamarche **seconded** by Jacinthe Lejeune – **passed unanimously.**

4. **NOMINATIONS FOR POSITION Co-Presidents OF THE BOARD**

Following the departure of Michael McNeil as president and member of the board, it was:

**Moved** by Dhanny Palma **seconded** by Francois Lefebvre to nominate the three vice-presidents as co-presidents of the board – **passed unanimously.**

The Board members thanked Michael McNeil and said he will be badly miss. What he has done in six months as President has been spectacular, and all the owners will benefit from his work for years to come.

Michael McNeil thanked everybody for their generous comments and stated he would continue working with the Board on certain files if desired. The Board agreed and asked that he continue working on the renewal of the Breezeline contract for television and internet service as the negotiations had paused. Mr. McNeil agreed.

Gervais Deschênes asked that Mr. McNeil continue his work on the **40-year certification project** as well as with the front gate electronic security system switch-over. Again, Mr McNeil agreed and continued by mentioning that if there were other projects for which the Board needed assistance in the future, he would contribute when possible.

## 5. **UPDATE ON 40 YEAR CERTIFICATION**

Gervais Deschênes reviewed the progress of the 40-year certification and explained the various constraints that are causing significant delays in the work such as:

- The need of specialized firm for post-tension cables (PTCs);
- The need for a specialized firm for shoring posts and the delays in waiting for the installation plan.
- The plan's modification to shoring posts in the dining rooms of some units to avoid having to turn off the air conditioning during the summer.
- Some disassembled shutters that were originally installed on the ceramic tiles which is not compliant with the building code and now requires a platform curb as a corrective measure.

Mr. Deschênes stated that he hopes everything will be finished by Thanksgiving, 2025.

## 6. **REPORT FROM THE TREASURER:**

Dhanny Palma made her report:

For now the association has three bank accounts totaling around \$650 000.00 more or less;

We do not have any reserve mainly because of the delinquency in the payments of the special assessments and monthly fees. Delinquent owners owe approximately \$190 000.00 to the association; KBR LEGAL began the collection process with delinquent owners.

The Collection will be an ongoing process for all Units with late fees following a 30 day notice.

Although cost overruns for the construction related to the certification project have been steep, the accounts appear to be in reasonable shape because of savings from the installation of the new security gate system and the renegotiated insurance policy premiums. Once delinquent accounts are recovered, we will be in a better position to determine what will be required of owners in the future.

#### **7. UPDATE ON AT & SECURITY SYSTEM**

Jacinthe Lejeune made her report **on AT&I Security system**:

The new system was installed and operational in the last week of August. The instructions and a video on how to install the owner-app for cell phones was distributed.

With any change there is a period of adjustment and a learning curve. We are still experiencing some glitches, but the good news is that the clicker is still working and will continue until everything goes smoothly. Also, Robert (the gate attendant) has been retained for the month of October to help with the change.

#### **8. VACANCY AND RULES AND REGULATIONS**

**There is an opening for two owners to fill Board positions. If owners are interested, they should email [et7100@gmail.com](mailto:et7100@gmail.com). The recommendation was made that it would be advantageous if permanent resident owners were better represented and they are therefore encouraged to indicate their interest in serving on the Board.**

Jacinthe Lejeune asked the community if volunteers would be interested in reviewing the Rules and Regulations since we had a lot of changes happen recently. Interested people should email [et7100@gmail.com](mailto:et7100@gmail.com) **indicating their interest in joining the Rules Review Committee.**

#### **9. NEW BUSINESS**

**There were questions from the owners that were answered by the Board's members.**

**The Chair stated there will be another Board meeting in mid-November.**

#### **10. ADJOURNMENT**

Adjournment **moved** by Gervais Deschênes **seconded** by Jacinthe Lejeune passed **unanimously**.

Minutes submitted by: FRANCOIS LEFEBVRE, SECRETARY