

# ENVIRON TOWERS 1 CONDOMINIUM ASSOCIATION

## REGULAR BOARD MEETING

Thursday, January 30th, 2025

AT THE ECC, 3800 Environ Blvd, Lauderhill

### AND ON ZOOM

1. **Call to order** 4 :06

2. **Present** ; Viviane Schofield, president; Gervais Deschênes, vice-president; André Charlebois, treasurer; Francois Lefebvre, secretary; Ronald Adam; Jacinthe Lejeune; Carmen Oprescu, vice-president; Margaret Andrade, vice-president; George Crawford.

3. **MOTION TO DISPENSE** with the reading and to approve the Minutes of January 9<sup>th</sup>, 2025 Regular Board Meeting. **Moved** by André Charlebois **seconded** by Margaret Andrade; **Passed unanimously.**

- Follow up on the Jan 9<sup>th</sup> Workshop regarding changing the exterior color of our buildings:
  1. See Attachment 1 for an analysis of the request/suggestion;
  2. The Board will not go forward with this project at this time.

#### 4. NEW BUSINESS

##### 4.1 MOTION TO MODIFY ARTICLE 46 (SALES) IN OUR RULES AND REGULATIONS AS FOLLOWING:

##### 46. SALES

- A. All unit sales are subject to approval by the Board of Directors. All applicants must be interviewed by a Screening Committee and may participate either in person or remotely, by means of Zoom, Skype, Facetime, etc.....
- B. Application packages are available at the ~~Association office~~ **offices of Consolidated Community Management (CCM) at 7124 North Nob Hill Road, TAMARAC, FL 33321 or by phoning 954-718-9903.**
- C. Each application shall include a \$150.00 payment per applicant **(NB: a married couple is considered as one applicant)** to cover the administration costs of processing the application, with possible annual increases tied to CPI. No application will be approved unless accompanied by the applicant's:
- American citizens:  
Either:
    - The latest two (2) calendar years Official Tax Account Transcripts from the IRS:
      - (Contact the IRS at 1-800-829-1040, or
      - go online to <https://www.usa.gov/taxes>
- Or:
- The latest two (2) calendar years of Income Tax Returns, and

- The latest twelve (12) months of Bank Statements
- Canadian citizens:  
Either;
  - The latest two (2) calendar years of the Notice of Assessment
 Or:
  - The latest two (2) calendar years of Income Tax Returns, and
  - The latest twelve (12) months of Bank Statements
- Foreign Nationals:
  - The latest two (2) calendar years of Income Tax Returns, and
  - The latest twelve (12) months of Bank Statements

as well as any additional documentation requested.

Any document in a foreign language submitted with an application must be accompanied by an English translation.

**MOVED** by Jacinthe Lejeune; **SECONDED** by Margaret Andrade; **ACCEPTED UNANIMOUSLY.**

- D. If an applicant is applying for a mortgage, no such mortgage may secure an obligation in excess of eighty (80%) of the purchase price of the unit. This requires that the applicant make a minimum cash down-payment of not less than 20% of the purchase price of the unit.
- E. A minimum maintenance deposit equal to six (6) months of the unit's monthly maintenance fee must be paid to the Association before a Certificate of Approval is issued with respect to any unit sale. This maintenance deposit will be held in Escrow for a minimum period of eighteen (18) months from the date of receipt by the Association. If there is a delinquency, the maintenance deposit funds will be applied to the delinquency. The owner will be required to replenish the escrow account and "start the clock" again from the beginning (i.e.: for the minimum 18-month period, or more as designated at the time of purchase, or as specified at a later date).
- F. All applicants shall disclose on their applications the identity of each person occupant who will be permanently residing in the unit with the owner, so that such persons can be screened by the Association for residential problems and criminal history.
- G. *Each applicant must have a good credit history with no foreclosures, collections, or bankruptcies in the past seven (7) years. Additionally, the applicant must have credit score of not less than 700 in the highest version of either the Vantage Score or of the FICO Score, used by the Credit Rating Agency for the Association. The criminal history of an applicant will be evaluated on a case-by- case basis, and the nature, severity and recency of criminal conduct will be reviewed. The applicant's income tax returns (as described above in 46 B.) must show a gross yearly income of \$60,000 for a one bedroom, \$72,000 for a two bedroom, and \$85,000 for a three bedroom. Alternatively, the buyer may submit proof of sufficient investment funds, or a combination of revenues and investment funds, in order to assure the Board (or its Screening Committee), that he/she has sufficient cash flow to cover the expenses associated with living in our Community. Any misrepresentations on an application shall be grounds for disapproval of that application*

**Moved** by Jacinthe Lejeune; **Seconded** by Carmen Oprescu; **Passed unanimously.**

4.2 The 4.2 is removed from the agenda

#### **4.3 PRESENTATION OF THE SIRS AND RESERVE**

André Charlebois, treasurer, made a presentation of the SIRS and Reserve Study.

He basically said that the increase of association fees and reserve funds will be on average of 160.00\$ per unit (142.00\$ SIRS reserve, plus 99.00\$ non-SIRS reserve minus what is actually paid monthly to our Association presently in our Maintenance Fees towards our reserves) and that we will use our reserve funds to complete the 40 years work. Everything should be covered by the SIRS numerous detailed descriptions of future expenses. See the SIRS and the Reserve Studies on our Website:

[etowersi.com/Community Information/Documents/Special Projects](http://etowersi.com/Community%20Information/Documents/Special%20Projects)

#### **4.4 40 YEAR STRUCTURAL WORK**

Gervais Deschênes, vice-president, explained what is going on in the 7100 building principally with the Post Tension Cables and the full-sound inspection guiding the stucco removal, repair and painting. This is a project in evolution, and we should be able to give additional information at future Board meetings, as things evolve.

Viviane Schofield, president, says that it will cost approximately 600\$ to 700\$ per unit (less for the 05's; more for the 01's & 09's) to do the painting of 7100 building. If the color is changed it would cost approximately 300.00\$ more per unit and it will take a 2/3 owners votes pros. The approximate same numbers hold true for 7200, with perhaps a slight increased because 7200 is a bigger building.

#### **4.5 FRONT GATE COMMITTEE REPORT**

Charlyne McNeil told the Board that the committee, formed to look at expense reductions for the front gate, had met two companies and will meet another one in the next days. She will come back to the Board shortly.

#### **4.6 PROXY FOR RENTALS**

The board sent a proxy to change the Rules and Regulations permitting a limited units rental. The conditions will be sent next week to all owners. The votes will end March 13<sup>th</sup>, 2025.

**The others items (4.7, 4.8. 5.1 and 6) of the agenda are postponed to the adjournment of this meeting on February 13<sup>th</sup>, 2025, 4PM.**

#### **7. ADJOURNMENT**

Adjournment to February 13th, 2025 at 4PM moved by Gervais Deschênes, seconded by Jacinthe Lejeune, and Passed Unanimously.

## ATTACHMENT 1

### **Subject: Follow-Up on Exterior Paint Color Change Discussion – Jan 9 Board Meeting**

Following up on the January 9th workshop regarding the potential exterior paint color change, the following is an analysis of what this would entail:

#### **Cost Analysis (Estimates):**

- The base cost for repainting the buildings post-renovation remains **\$600–\$700 per building**, totaling **\$1,200–\$1,400** for both.
- A color change might require additional paint layers, increasing costs by approximately **\$300 per building (\$600 total)**.
- Please note that owners of units **'05' will pay slightly less**, while owners of units **'01 and 09' will contribute slightly more**.

#### **Governing Documents:**

- Any exterior color change qualifies as a "material alteration" under our Governing Documents, requiring a membership vote.
- Per **Article 12C of the Declaration of Condominium**, a **66 2/3% affirmative vote (88 votes via proxy)** is required for approval.

#### **Timeline:**

- **Global Construction requires a final decision by February 22**, giving us just three weeks to gather votes.
- Additionally, we are preparing to release the Proxy for rental approvals.

#### **Proxy Coordinator:**

- Given my current schedule, I will not have the time to prepare and manage the proxy voting process. Therefore, another Board member will need to take responsibility for this task.

#### **Post Tension Cables:**

- Any repair work required for the Post Tension Cables will involve additional Special Assessments. The exact cost is still uncertain, as it will depend on the extent of rust found in the cables.

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