

# CHARLOTTE SQUARE EXECUTIVE COUNCIL MINUTES OF JULY 27, 2009 MEETING

**CALL TO ORDER:** President Gail Mohrbacher called the meeting to order at 2:00 PM.

**QUORUM:** A quorum was established with the presence of Gail Mohrbacher, President and Chelsea House; David Johnson, Cambridge House; Jim Janks, Raleigh House; Doug Buck, Oxford House; Beulah Case, Hampshire House; Howard Guralnick, Regency House; Bonnie Brewer, Abbey House; Don Moore, Berkley House; and Julianne Wilcox, Essex House.

**PROOF OF NOTICE:** Notice of the meeting was posted according to the association bylaws and Florida Statute 718.

**APPROVAL OF MINUTES:** Don Moore made a motion to accept the minutes of the May 27, 2009 meeting as read, and Howard Guralnick seconded the motion, which was passed unanimously.

**TREASURER'S REPORT:** Treasurer Doug Buck went over the Charlotte Square financial report for the month of June, a copy of which was given to each house representative. Doug Buck stated that the Charlotte Square's Total General Assets as June 2009 are \$333,100. The Colonial Checking Account is at \$26,723 with the Estimated Claims Receivable at \$295,937. The Total Assets in the Reserve Account is \$83,739 with \$54,063 in Estimated Claims Receivable. The Total Current Liabilities is at \$15,269 and Total Fund Balances of \$339,911. The Square's Total Reserve Fund is \$61,657, and the Total Liability and Fund Balance is \$416,837.

Don Moore made a motion to accept the treasurer's report as given, Howard Guralnick seconded it, and the motion passed unanimously.

President Gail Mohrbacher suggested placing the E.C.U. Update and Status of Audit ahead of the Management Transition Report and Questions/Answers on the Agenda. Doug Buck made a motion, Don Moore seconded it, and it passed unanimously.

**E.C.U. UPDATE:** President Gail Mohrbacher reported that she spoke with Randy Whitney, investigating officer of the Economic Crimes Unit, on July 21, 2009. He reminded Gail that this case would take a long time. They are presently working with the State Attorney's Office to prepare a proposal that will be accepted by a judge to issue a warrant for Stacy's arrest. There are several outstanding subpoenas for the ACH debits made by Stacy to specific vendors and companies. They stated that six to eight subpoenas are pending. In addition, there are 23 or 24 transactions that are in question, and they need further evidence to include them in the proposal to the judge. Over 8,000 transactions have been processed and more information is required to proceed to validate these transactions. Stacy's bank records are being subpoenaed, and that is also taking some time. The Department of Business and Professional Regulations called Gail and said they want to pull Stacy's license, but there is not enough proof presently. The violation of probation that she just got arrested for on June 13<sup>th</sup> has no bearing on this case, and it has to do with her DWI which is a separate issue. The association has been complying with any request for additional documents to the best of our ability.

**STATUS OF AUDIT:** President Gail Mohrbacher states that Charlotte Square has filed a lawsuit against Jim Voden. Jim Voden was the treasurer that was removed at the May 21<sup>st</sup>

Meeting. He has the Charlotte Square documents and the Raleigh House documents, and did not turn them by June 1<sup>st</sup> as instructed. The process of the Square's lawsuit started immediately afterwards. Scott Peterson has asked the judge to take a look at this lawsuit during the first part of August. Without the Square documents the audit is incomplete and the case cannot go forward.

**QUESTIONS/ANSWERS:** Gail opened the floor for questioning. The question asked was why wasn't Jim Voden fired? Gail replied that we removed him from office when he did not release the documents on time. If the documents were destroyed then that would be seen as a criminal activity. Don Moore states that one resident in the community worked at Suntrust with him, and asks why are they not being subpoenaed for the documents also? Gail answers that the authorities will not get involved in civil matters and this is a civil case. If the attorneys want to subpoena anyone they will. Howard Guralnik asked if each House was required to submit their documents why the Square was not required as well? Gail states the Square was required but Jim Voden did not submit them. Gail adds that Stacy will facing three 1<sup>st</sup> degree felonies and three 2<sup>nd</sup> degree felonies. Star Management is not fully cooperating at this point.

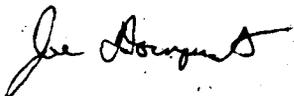
**MANAGEMENT TRANSITION:** Joe Dornquast, Association Manager, states that there has been a smooth transition between the two property management companies over the last two months. In addition, the maintenance assessments submitted by checks, coupon books, and automatic withdrawal are all being processed without any issues. The online access for each house to view certain house communications will be accessible in couple of weeks.

Joe Dornquast explained that an issue between unit owners within each House needs to be handled by that specific Board of that House. The association manager's responsibilities fall into the day-to-day operations of the square and not the individual Houses. When owners need a suggestion for a vendor or service, the Manager's office will gladly refer them in the right direction.

Over the next five to six weeks the manager will begin to construct reports for the building of the 2010 budgets. This will be a lengthy process due to the current financial situation that the association is experiencing.

**MOTION TO ADJOURN:** A motion to adjourn at 2:55 P.M. was made by Juliāne Wilcox, seconded by Doug Buck, and passed unanimously.

Respectfully submitted,



Joe Dornquast  
For the Board