

**ATCA Budget Committee
2023-2024 Term
First Meeting
Wednesday, January 31, 2024, 6:30 pm
Unit 2704**

Members Present

Jason Calmes (603), Secretary, Board Member
Rodney Lenfent (1608) (by phone)
Stephanie Prunty (2704), Chair, Board Member
Gary Vincent (3101), Vice-Chair, Board Member
Becky Wollman (3023), Board Member

Members Absent

Chris Sherwood (3624) (Excused)

Others Present

Tim Munch, Property Manager

Actions

Jason to review Water Usage and present to Committee
Becky to develop tool to aid in comparison of various funding scenarios

Next Meeting

TBD
Probably after insurance quotes are available

Call to Order: 6:36 pm by Stephanie Prunty, Chair

Tim reviewed initial 2024-2025 budget projections based on the 2023-2024 budget, actuals from the current year, and various price increases. In addition to an expected increase in the property value driving insurance up, water costs and electricity costs have risen. Jason took an action to review water usage data to determine if a usage increase has contributed to rising water costs in addition to the documented price increases. Becky suggested that water usage be considered as feedback to Owners. Everyone agreed that this would be appropriate.

As the 2023-2024 expenses may be inadequate to meet the expenses for the year while leaving cash-on-hand at adequate levels going into hurricane season, an assessment may be needed. Actual insurance numbers will be needed. Discussion over how much to assess versus how much to raise condo fees ensued. Review of the governing documents is warranted to see which mechanisms are appropriate for handling shortfalls and Reserve replenishment along with the estimated Operating Budget and Reserve Budget, along with the appropriate timeframes. Becky took the action to create a spreadsheet tool to aid in comparing various scenarios.

Tim presented a possible change in staffing strategy. As it has been harder to attract and retain staff in recent years at our budget, contracting out some of the time-consuming work would help control costs while keeping work on track. Pressure washing and painting of the Buildings would be the driver of the change. Carpentry work would remain in house, and AT would retain the work to do some painting and pressure washing. An 8-year painting rotation and a 4-year pressure washing rotation would be approximately cost-neutral at this time. A 4-year pressure washing rotation is would offer an improvement over our baseline performance. An 8-year painting and carpentry rotation is a longer rotation than the planned 5-year rotation that we are unable to meet at the current price but is similar to what actually has been occurring. Building condition should be reviewed before more discussion on the matter, as the Building condition would determine if an 8-year rotation is appropriate or too long. Additionally, in any event, an annual request to Owners to survey their own Building and at least the Common Elements supplement Management's own assessment should be implemented.

Adjourned: 7:53 pm. Stephanie Prunty moved, Gary Vincent seconded. Unanimous.