



Board of Director's Meeting  
July 18, 2016

Joe called the meeting to order at 10:02. All board members were present except for Abby and Conrad who participated by tele conference.

Proof of Posting of the minutes was acknowledged and signed by the Secretary.

**Minutes**

Sheryl reviewed the minutes from the May 2016 meeting. Dan made a motion to accept the minutes as written, Joe seconded and the motion passed unanimously.

**Treasurers Report**

Flood and Property Insurance paid in May and June. Total reserve \$119,180.54 Dan made a motion to accept the Treasurer's Report, Sheryl seconded and the motion passed.

Conrad asked about line item 6512 in reference to the fencing between us and Seacoast Gardens. Dan suggested that the fence should have been paid from DM - CE and not 6512 . Gutters (6523) also should be moved to DM-CE.

**Manager's Report**

The fence along the south parking lot is installed and the gate code is working. Presently, the gate code is C2567. We still owe about \$500 and Dave's Fence will be out next week to do minor touch ups.

New pool chairs are due to arrive next week

The new commercial gutters were installed on the clubhouse and doing a great job dispersing the water during heavy rains

New extenders have been installed and two new WI-FI ports have been purchased. There is now an application on Mike's phone to monitor the usage and he will be made aware when over-usage of the WI-FI occurs during our busy rental and/or holiday season.

Kayak racks – Mike looked into the issue with storage of kayaks. Marine grade racks are expensive and will not be secured - \$2119 and holds 6 kayaks. Mike suggested he and Kenny make these racks from some of the 4x6 wood we have on hand and that they will be placed on the North and South fence lines.

Sheryl made a motion to accept Mike's offer of constructing two kayak racks, each holding space for 6 kayaks. Dan seconded and the motion passed.

Unit photo shoot is scheduled for July 23<sup>rd</sup> for those owners that notified the office that they were interested. The cost is \$50 for your unit.

Mike signed up with Phoenix World Wide to provide gas to our condo. Our present company (Florida Utilities) charged \$.64 per therm and this company's rate is \$.41 per therm.

Sheryl commended The Staff on how well the security was handled during the Memorial and July 4<sup>th</sup> holiday.

### **Old Business:**

*Luggage carts* – Conrad advised that the manufacturer is having issues getting the parts, so we need to look into some other means. Joe mentioned that the high season has already passed, so we might as well wait as long as we have them by the end of the year. Conrad advised that the expectation for delivery should be in about 6 to 8 weeks.

*Landscaping Update* - North end of beach needs attention and Conrad will get with Mike very shortly to work on this project.

*Railings around pool.* Joe advised Dan that he thinks it is time to re-contact Chris Flake from the fence company and install the replacement fence as the sample given to us for testing almost three years ago has held up very well. Dan made a motion to contact the fence company that gave us the option to replace the fence at no charge and we will waive the warranty. The replacement fence is aluminum which is acid treated, primed with epoxy primer, paint and powder coat. Sheri seconded the motion and the motion passed unanimously.

Joe wants to make sure the screws and hardware used are marine grade stainless steel and will not rust.

Standing Water by Elevators – Mike will have Kenny try different means to alleviate this issue.

Outside Weed and Pest Control – Joe asked Mike to look for a new company as he does not feel Dave's Pest Control is doing a good job.

A reminder to all owners – Please make sure your front door is a Quik Set style and that it is keyed to the master key. Management needs to be able to enter the unit in a fire emergency, for pest control, etc. Contact the office if you are interested in having a new lock set purchased and installed

Pool Leaks – we have 3 leaks in the pool that Mike will make sure is addressed.

Joe mentioned that the railing along the North 5<sup>th</sup> floor walkway needs to be reinforced at either end where the corners meet.

Joe thanked Jack and Dan for finally replacing the conduit on the 5<sup>th</sup> floor.

### **New Business:**

*Railings and Balcony* that were not addressed during the restoration need to be looked into for replacement or repainting.

*Rental Committee Report - Rates* – Linda advised owners will have a packet at the annual meeting with some proposals.

*Condensation Line Cut Off Switch* – Dan advised that owners need to be notified to insure they have one on their A/C as it would be owner responsibility if there is a

leak from their unit. Joe asked Mike to have Kenny check all units to insure their A/C unit has this switch.

*Credit Card Fee* – Some owners have inquired about the service fee for usage of credit card for their renters. The cost to the owner is about 2.5% of the entire rental. This is the cost of doing business. It will appear as .025 on your rental check. As a reminder, this was approved in 2014 when we starting accepting credit cards.

Welcome to new owners Anthony and Elena Deluca of 101 and Brian Milvain of 207. Thank you so much for attending our meeting and meeting your Board of Directors.

Dan made a motion to adjourn the meeting at 11:50 AM.

Our next meeting will be on Saturday, August 20, 2016

Respectfully submitted,

Sheryl Kolessar  
Board Secretary

REMINDER: Please consider running for the Board for the upcoming 2016-2017 Board of Directors. Look for your candidate sheet in your email or hard copy of you do not have email.