



Board of Director's Meeting
May 26, 2018

President called meeting to order at 10 am with all members present except Sheryl.

Proof of the notice of meeting was confirmed by the manager.

Minutes

Minutes of the Jan meeting were approved unanimously.

Treasurer's Report

Dan explained that the funds to pay for the painting of the railings were transferred from the DM-CE fund. He also said the \$26,000 for the 2018 insurance payment was transferred from the operating account.

The treasurer's report was approved unanimously.

Mike Bono brought up the winter pool heating may be too cool. A discussion ensued as to whether 80 degrees was warm enough and the cost of increasing the temp. Dan motioned that board table the issue until more information could be studied. The board needs to look at the new heaters, the thermostat, and the desirable heat for the guest. There is a significant increase in cost with the increase of pool heat. There was some line item discussion with satisfactory explanation.

Manager's Report

Mike reported insurance was renewed at a lower cost for 2018. He reported the railings repainting were completed. The flower beds are being redone. The majority of the owners are up to date with fee payments.

The units for sale are: 317, 111,110,102,and 103. He mentioned the owner of 110 was in the hospital with an illness.

Old Business:

First item of new business is the R L James warranty work. The work should begin in the fall. We should update the list because of new discrepancies found on walk around.

Dan noted one of our units has a problem with a sliding door. The damaged door is not covered by warranty. He mentioned Indian River May change the glass at owners expense.

The Cathodic protection system update: Dan had Southeast CP person come out and check system. Dan told him we wanted the system repaired, checked out, and monitored on an annual basis. There has not been a reply.

Spectrum will be rewiring the building with individual wire hookups for each unit which includes wireless, modem, and cable. The president will be in contact to determine the schedule for work. Dan explained the procedure and stated we could not except the molding they were planning to use.

Mike Bono brought up the east stair wells. Dan explained that product (Rust Bullet) used by the contractor 4 years ago did not hold up as they had advertised. It appears the company was not going to stand behind their product. He explained the rust is not as bad as it was. We are in the process of determining what needs to be done.

New Business:

An owner addressed the board concerning the cleanliness of the elevators and walkways. Dan suggested we could possibly use social media (internet , Facebook) to ask the owners and guests to help with keeping our complex clean. He asked for volunteers to help with the social media.

An owner brought up the unsightly appearance of 112's patio. There was some discussion as to bicycles not being stored as should be. The president stated they should be stored in the storage area, the owners unit, or the bike rack. Dan stated we should not renew the rental lease of unit 112 if they do not clean up the patio.

There was some discussion of VRBO and its effectiveness in light of the increase in its cost. The question is, is it worth it? The president feels it is a break even situation as whether you use VRBO or not.

Respectfully submitted,
Jack Hart on behalf of
Secretary Sheryl Kolessar

Our next meeting will be held on Saturday, August 18th