



## CONDOMINIUMS

17155 Front Beach Road  
Panama City Beach, FL 32413

Date: Tuesday, December 10, 2019

Time: 4:00 PM Central Time

Place: Aquavista Owners Clubhouse

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### **2020 BUDGET APPROVAL and BOARD MEETING MINUTES**

**Call to Order:** The Board meeting was called to order by President, David McIntosh at 4:00 pm.

**Establishment of a quorum:** A quorum was established with the following Board members present Johnny Parker, Richard Dowdy and David McIntosh and Stephen Nesman via telephone.

**Proof of Due Notice of Meeting:** Proper posting of the Notice was confirmed by Martha Abt.

**Reading and disposal of unapproved minutes:** Johnny Parker made a motion to dispense with the reading of the previous minutes and approve them as submitted. Stephen Nesman seconded the motion and the motion carried.

**A moment of silence in honor of Gary Akman:** With the sad unexpected death of our maintenance technician, Gary Akman a moment of silence was observed. The owners of Aquavista will be hosting a luncheon on Saturday, December 14 at 1:30 in the Owners Lounge for the Akman family and owners and a memorial service will be held on the beach at 4:00 pm

Lou Christian introduced the new owners Christopher Burke and Lesa Bell in unit E705

### **BUSINESS ITEMS**

- 1. Approval of 2020 Budget:** Richard Dowdy made a motion to approve the 2020 proposed budget. Johnny Parker seconded the motion and the motion carried

unanimously. Mickey Crawford, Lou Christian and Dick Armbruster stated their opinion and concerns of the increase in the budget.

2. **Finalization of GC Kent Deeb Contract:** Johnny Parker overnighted the original contract to Dave McIntosh for his signature. Richard stated that Kent Deeb is pending the signed contract and is ready to move forward with the testing on the roof and building after the first of the new year. Johnny Parker made a motion to accept and approve the two-page work order with exhibits A, B, and C prepared and sent by Kent Deeb on December 9<sup>th</sup>. Richard Dowdy seconded the motion and the motion carried unanimously.
3. **Discussion and possible action on Heating the Pool:** Currently the pool is heated from November 1<sup>st</sup> to May 1<sup>st</sup> at an approximate cost of \$9k. The 2020 budget has been reduced to reflect the static cost of natural gas provided by FPL. The Board decided to table this item until more information is presented to substantiate the discussion. Many owners stated their concerns and opinion to continue to heat the pool with no change.
4. **Discussion and possible action on Maintenance Staff Replacement:** Richard and Johnny interviewed a FirstService Residential employee, Carol “Tony” Hayes as well as had an in-depth conversation/interview with current maintenance technician, John “Jae” Slattery. Gordon Breen spoke of Tony’s current work with FirstService and his opinion of his character. Johnny spoke of the conversation with Jae and his education, experience and ability to step up with his job duties and to offer an hourly raise to Jae and bring Tony on board and create an “maintenance team” of even status and hourly compensation. Gordon will put an hourly rate spreadsheet for the Board to review to decide on the appropriate hourly rate for both Jae and Tony.

#### **UNFINISHED BUSINESS**

Martha Abt updated the Board that B&C Fire and Safety are currently updating the east building fire alarm system and heat sensors at each elevator door opening to accommodate the Bagby modernization of the east elevator. Also, System Services has received the domestic potable water skid and an installation date is forthcoming.

Lou Christian announced that Greg Byrd with Mill’s HVAC is offering a “special rate” of \$59.00 for dryer vent cleaning and a \$79.00 HVAC system inspection to all owners.

Richard Dowdy brought forward the need to have the parking issues readdressed.

5. **Adjournment:** Johnny Parker made a motion to adjourn the meeting. Richard Dowdy seconded the motion and the meeting adjourned at 4:53pm.