



## **CONDOMINIUMS**

17155 Front Beach Road  
Panama City Beach, FL 32413  
850-234-1704

### **AMENDED**

#### **Notice to Association Members of a Meeting of the Board of Directors**

Notice is hereby given that a meeting of the Board of Directors for Aquavista of Panama City Beach Owner's Association, Inc. will be held at the following date, time (Central Time), and location:

**Date:** Friday, December 18<sup>th</sup>, 2015 at 4:00 p.m.

**Location:** 17155 Front Beach Road (Owner's Activity Room)  
Panama City Beach, FL 32413

#### **Agenda**

1. **Call to Order**
2. **Calling of roll and determination of a quorum.**
3. **Proof of posting of Notice of Meeting.**
4. **Review and approval of minutes of previous board meetings**
5. **Reports of Officers or Committees, or Management :**
  - President's report
    - Balcony inspections-status of report to compile deficiencies/damages to handrails, waterproof balcony coatings.
    - Claim-status-against the roofing system warranty with the manufacturer (GACO western) and applicator (SPF Systems, Inc.) of the SPF roofing system.
    - Certification by Board Members of training/knowledge on Board membership and duties.
  - Treasurer's report
    - Financial Reports
    - Cash shortage indicated for 2015 operations
    - Access to financial records/data
    - Banking processes and authorizations
  - Communication Committee report
    - Letter on Sprinkler Opt-out
    - Letter on Pooling Election
  - Performance Committee report
  - Owner's Comments

#### **Old Business-**

6. Discussion and possible action on report on compliance with Sprinkler Opt-out as required by statute.

7. Discussion and possible action on report on balcony inspections for deficiencies/damages to handrails, waterproof balcony coatings and corrective actions to be taken based upon the report.
8. Discussion and possible action to identify appropriate items paid from the current operating account that could be paid from reserve funds and authorize the transfer of said payments from the operating account to the appropriate reserve account and to review payments made from reserve accounts to date for 2015.
9. Discussion and possible action about applying for an operating line of credit.
10. Discuss and review the terms of the management services contract to fully understand the duties of the management company and the association.
11. Discuss and develop an action plan to resolve issues regarding requests for information in light of contract terms and cash deficiencies/cash flow problems.
12. Discussion and possible action to accept volunteers to determine amount of unrecorded debt / unrecorded accounts payable balances and details.

**New Business-**

13. Discussion and possible action to adopt the “pooling method” of determining and/or funding of reserves for the Association for all future dates and budgets beginning with the 2016 budget of the association.
14. Discussion and possible action to adopt the proposed Budget and Reserve Schedule for Aquavista for the period of January 1, 2016 to December 31, 2016 as provided to the members of the Association by mail on the 18<sup>th</sup> day of November, 2015.
15. Discussion and possible action to provide instructions to board members and management to implement and convert to the “pooling method” all past/current reserve amounts and accounts as authorized by the vote of the Owner’s on December 11, 2015.
16. Discussion and possible action to determine vendor for metal roof replacement and begin process of material selection, color and contract requirements and conditions.
17. Discussion and action to determine vendor for metal roof replacement contract/construction management including contract requirements and conditions.
18. Discussion and possible action to award and execute beach services contract with Aquatic Adventures for 2016.
19. **Adjournment**

Posting: The original notice for this meeting was posted on the 17<sup>th</sup> day of November, 2015. This amended notice was posted on 12 - 16 -2015 at \_\_\_\_\_ p.m. at the community property, or mailed or delivered to each member, or otherwise published in accordance with the bylaw and statutory requirements.

Aquavista Owners,

For those owners who can't attend and would like to listen to the meeting, please see the following dial in information for the meeting. Please announce yourself when you join the call, then place your phone on mute to minimize the background noise, except during the time you wish to comment on the agenda item.

Please Call Dial-in Number: 1-650-475-5950

The Participant Access Code is: 283457