**BOARD OF DIRECTORS MEETING FOR AQUAVISTA**

**OF PANAMA CITY BEACH FLORIDA**

**Wednesday January 18, 2017**

1. **CALL TO ORDER** - Gene Christian called the meeting to order at 4:04 p.m.
2. **CALLING OF ROLL AND DETERMINATION OF A QUORUM** - Board members participated in person or on a conference bridge that was established. Gene Christian and Laura Mohr were in AquaVista’s Owner’s lounge while Julie Hile, Jerry Carpenter and Richard Dowdy attended by conference bridge.
3. **PROOF OF NOTICE OF MEETING -** Confirmation was given by Scott Whittemore, CAM with First Service Residential that proof of notice was posted and designated by the Florida statue for the posting of such notice in accordance with the governing documents and statutory requirements. On January 15th the meeting notice was posted in the announcement box and distributed by email by Gene Christian.
4. **REVIEW AND APPROVE PREVIOUS BOARD MEETING MINUTES -** The previous meeting minutes (11/28/16) were reviewed and approved by the Aquavista Board of Directors
5. **REPORTS OF THE OFFICERS, COMMITTEES AND MANAGEMENT –**
	* Scott Whittemore provided a progress update regarding the **Mansard Roof project**. The project had been delayed based on the recent bad weather and that Ameritech was in the final stage of installation. Quality review and final inspection was to be conducted by Ron (Last name).
	* Scott also provide the Board with an update of the **pool project**. The roof project will force the closing of the pool and during that time (approx. 3-5 days) the pool equipment will be renovated by Field Day.
	* In addition Scott provided and overview of the projects that were underway and/or completed by FSR during Dec-Jan.
	* The BOD directed that all expenses for the project were to be a Reserve since they were not reoccurring
	* Richard Dowdy recommended that DACAR review AV’s fire suppression system
	* Julie Hile reiterated that any project could result in a material change and should be managed accordingly
	* Committees must provide 48hr notice of meeting to AV residents
6. **PRESIDENT’S REPORT**- GACO western did repair and correct the bubbles on the roof. BP Claim was executed. The attorneys were notified to review fees in connection with BP claim (Am I missing something here)
7. **TREASURE’S REPORT** - Laura Mohr report that the BP settlement money has been deposited on 12/30/17 and included in Operating budget. All project expensed should be charged to reserve funds
8. **RENTER’S COMMITTEE** - Renter’s Committee met in November and a majority of the meeting was focused on parking
9. **OWNER’S LOUNGE** - Meeting scheduled later in January to review plans and associated functionality.
10. **RULE COMMITTEE** – Implementation of rules and when can they be adopted was discussed in particular parking which could be adopted seasonly.
11. **OWNER’S COMMENT’S** - Do what is needed for maintenance

1. **DISCUSSION AND POSSIBLE ACTIONS**:
	* To award and execute contract with fee increase for legal services with Robert Kauffman of Dunlap & Shipman, P.A. was approved unanimously with the removal of #6. Gene to inquire about two year agreement.
* To schedule Reserve Study for Aquavista was approved unanimously.
* To award and execute contract for security services for 2017 was approved unanimously. Start and end time to remain the same as 2016. Gene will develop schedule and will add Exhibit A (Schedule) and will increase frequency if necessary
* Discussion and possible action to award bids for beach services for 2017 and to consider a one, two or three year contract was approved unanimously. Contract will no tot exceed 30 chairs, modify #13 from minimum of 30 chairs to maximum, and update insurance to aggregate of $6M.
* Discussion and possible action to address parking concerns during the 2017 summer season.
	+ Parking spots 94 slots consisting of 84 (Residents), 9 (Guest), 2 (Handicap)
	+ Discussed lottery system for parking spots (one spot per unit)
	+ Parking system can be implemented seasonally
* Discussion and possible action in determining process for uses for BP Settlement funds. No decision or action taken. Discussion included various points that the funds could be managed/directed to assist AV with long term planning with associated benefits. Reserve Study may highlight priorities and guidance that the Board may use when deciding the best way to use funds

* **Adjournment of meeting was at 6:10PM**