



CONDOMINIUMS

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

Meeting Minutes

Date: Tuesday, February 4, 2020
Time: 1:00 PM Central
Place: Aquavista Owners Clubhouse
17155 Front Beach Rd
Panama City Beach, FL 32413

CALLING OF THE ROLL: The meeting was called to order by President, David McIntosh, at 1:00 am.
BOARD MEMBERS PRESENT OR ON THE PHONE: Johnny Parker, present and David McIntosh, Richard Dowdy, Steven Nesman via telephone

PROOF OF NOTICE OF MEETING: Proof of Notice was confirmed by Martha Abt posted in accordance with Florida Statutes and emailed to the community.

READING AND DISPOSITION OF PREVIOUS MINUTES: Johnny Parker made motion Stephen Nesman seconded motion passed.

BUSINESS ITEMS

1. **Resignation of Presidency by David McIntosh:** David McIntosh thanked the Board for their support and regretfully resigns as the President of the Board of Directors for personal reasons that he would not be able to devote the association the amount of attention that the role of president demands and that he would be stepping down as president but still remain on the board.
 - a. Richard Dowdy nominated Johnny Parker to take over the position of president, Stephen Nesman seconded the motion and motion carried unanimously.
 - b. Stephen Nesman nominated Richard Dowdy to take the position of Vice President and Johnny Parker seconded the motion and the motion passed unanimously.
2. **Insurance review with Warren Middlemas, Acentria:** Mr. Middlemas joined the meeting to help shed some light on the renewal issues that the association faced at the end of last year. He informed the Board that neither he nor FirstService Residential received the necessary 45-day non-renewal notice from Lexington Insurance. Without receiving this information, the board was unable to budget the necessary funds for the current year. He also reviewed and presented the 2020 policies. The Board will continue to discuss the legal recourse that the FL Statutes may have in favor of the Association.

Warren Middlemas then excused himself from the meeting.

David McIntosh then asked if anyone on the Board had discovered if they had any legal options regarding the insurance matter, Martha Abt informed the Board that a lawyer, Robert Kaufman, didn't believe that the Association had any litigation options but he would be willing to do research into the subject for a fee. Richard Dowdy requested that the Board file an official complaint with

the Florida Department of Insurance. Johnny Parker requested that the discussion be tabled until Thomas Hildebrandt and FirstService Residential could research the topic further.

Construction Update

Wes reported that the roofers had taken core samples from the base of the roof and have discovered moisture down in the lightweight concrete which changes the scope of work from just removing and replacing the spray foam to requiring that the roofing system be completely redone. Wes is currently waiting for the new report from the roofers so that he can take it to the insurance company to get them to reevaluate their estimate. Johnny Parker added that the engineer from Nova Engineering inspected the mansard roofs and it was his professional opinion that they did not need to be replaced. He believed that with some maintenance and some new brackets and screws that it would be in perfect working condition allowing the Association to use the insurance money allocated to replacing them on other projects. An owner asked about getting other contractors to inspect the roof and asked when the work would actually take place, Johnny Parker assured her that Nova came highly recommended from Mr. Deed and that work would begin at the beginning of March and would be completed as quickly as possible and that owners would receive regular updates on progress from management.

3. December Financial Review: David McIntosh made a motion to accept the Dec financials as presented Stephen Nesman seconded the motion and the motion carried.

4. Discussion and possible action on Field Day Pool maintenance contract cancellation: There are several invoices that are being questioned by management and the Board regarding replacement of a main circuit board and heat sensor. Management has requested that Field Day provide proof that the replaced parts were actually replaced, once this is confirmed the invoices will be cleared for payment.

5. Discussion and possible action on obtaining equipment for in house pool maintenance Richard Dowdy motioned to give Field Day the required 30-day notice of contract cancelation and to have onsite maintenance take over regular pool upkeep, seconded by David McIntosh, passed unanimously. Johnny Parker requested that Management check into one more bid before purchasing the required pool chemicals and equipment.

6. Discussion and possible action on spa repairs needed to comply with FL Health Dept inspection: Martha Abt reported that the FL Dept of Health inspector did his bi-annual inspection of the pool and hot tub and wrote the association a warning to get the cracks in the tile and holes in the stucco in the hot tub repaired before his next inspection. Johnny Parker requested that the total resurfacing of the hot tub be postponed until the building construction is done and for time being have maintenance just patch the holes and cracks. **Richard Dowdy motioned to allow maintenance to repair the problems with the hot tub with the price to not exceed \$500 and to be done as soon as possible, seconded by David McIntosh, passed unanimously.**

7. Discussion and possible action on west Kone elevator repair cost vs modernization: Bagby Elevator Repair has quoted that it will take \$26,000 to get the main Circuit board to attempt to get the elevator running again, but \$119,000 to modernize it. Maintenance has already dried and waterproofed the east Kone elevator and can do the same to the west to keep moisture from damaging any newly installed boards. Johnny Parker urged the Board to table the discussion until Bagby could give a more accurate answer to how much it will cost to get the elevator fully functioning again.

8. RFP for mini split HVAC system for Kone elevator mechanical rooms: System Services has bid \$7,239 to install HVAC systems in both elevator control rooms to keep the humidity down to protect the electronics in there. **David McIntosh motioned to have the HVAC system installed by System Services, seconded by Richard Dowdy, passed unanimously.**

NEW BUSINESS

Richard Dowdy requested that Management and two Board members (Johnny Parker and Richard Dowdy) have a weekly conference call to discuss maintenance issues on the property. Gordon Breen agreed, and the first one is scheduled to take place Thursday February 13th at 9:00 am.. CST.

A unit owner complained of cigarette butts being dropped onto her balcony from above, Martha Abt offered to send out a mass email to all owners reminding them that throwing or dropping anything off the balconies is a felony in the state of Florida.

David McIntosh motioned to appoint Thomas Hildebrandt and Johnny Parker as the signers for the association's bank accounts, seconded by Steven Nesman, passed unanimously.

The board decided to look into charging winter guests amenity fees to cover the upkeep of the owners' lounge and pool, management offered to check other properties for their policy's regarding this issue, to be proposed before fall of 2020.

Adjournment – With no other business to come before the Steven Nesman MOTIONED to adjourn the meeting at 3:00 pm (CST) seconded by Richard Dowdy, passed unanimously.

Respectfully Submitted
FirstService Residential

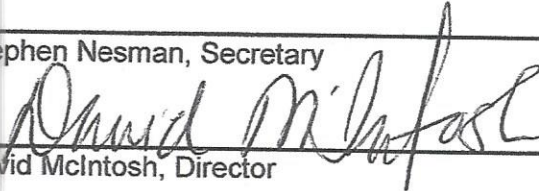


Johnny Parker, President 3-10-2020
Date

Richard Dowdy, Vice President Date

Thomas Hildebrandt, Treasurer Date

Stephen Nesman, Secretary Date



David McIntosh, Director 3/6/2020
Date

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Johnny Parker, President

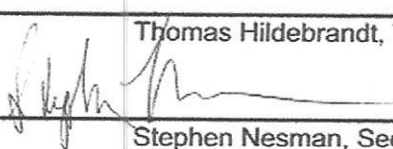
Date

Richard Dowdy, Vice President

Date

Thomas Hildebrandt, Treasurer

Date



Stephen Nesman, Secretary

Date

6 Mar 2020

David McIntosh, Director

Date